

260 000 €

Contact agency

Immonature

16 rue Biron

34190 GANGES

04 67 73 46 40 / contact@immonature.com

For sale ideal investor

3 rooms

Surface : 115 m²

Exposition : Est ouest

View : Rivière

Hot water : Electrique

Inner condition : renovated

External condition : GOOD

Couverture : tiling

Features :

River, Baignades, double glazing, vue sur rivière, balcony

3 bedroom

3 showers

3 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

07/05/2025 - Prix T.T.C



### Ideal investor 2449 Laroque

Investment building comprising 3 T2 apartments (1 of 35m² and 2 of 40m²), one of which has a balcony overlooking a beautiful open/river view with cellar on the ground floor. Electric heating. Possible rental report 1500€/month. Beautiful location with swimming nearby. year-round or seasonal rental.

Fees and charges :

260 000 € fees included

