

**Price on request**

**Contact agency**

**ANDUZE Point I**

7 bis Avenue Rollin

30140 Anduze

04 66 61 66 69 / [contact@anduze-immo.com](mailto:contact@anduze-immo.com)

**For sale ideal investor**

**4 rooms**

**Surface : 300 m²**

**Exposition :** Est ouest

**View :** Dégagée

**External condition :** GOOD



### Ideal investor 3068 Anduze

Ideal for investors, this commercial building with a ground area of 300 m<sup>2</sup> offers numerous layout possibilities, including the conversion into apartments. It also includes a business, currently operated as a bar-tobacconist holding a license 4, generating an annual income of €14,400. Not to mention the additional benefits this property could provide. Don't hesitate to take advantage of this strategic real estate potential to diversify and strengthen your investment portfolio.

Fees and charges :

Document non contractuel

31/01/2026 - Prix T.T.C

