

## Price on request

**Contact agency**

**Doucet Immobilier**

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

**For sale ideal investor**

**8 rooms**

**Surface : 380 m²**

**Surface of the land : 1605 m²**

**Year of construction : 2005**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Laundry room

6 bedroom

2 bathrooms

2 WC

10 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

03/10/2025 - Prix T.T.C



## Ideal investor 3296 Magalas

Located in the industrial area of Magalas, Doucet Immo is pleased to present a building comprising two units, each offering approximately 100 m² of space. Upstairs are two single-story villas, each with a living area of 90 m². All units are rented except for the two ground-floor commercial spaces. A large parking lot serves the two commercial units for public access. The villas, with their entrances at the back, both benefit from spacious gardens and offer parking space for several vehicles. The villa on the right is rented for €723 plus €80 in charges under a lease dated 10/18/2023. The villa on the left is rented for €800 plus €60 in charges under a lease dated 09/13/2024. Together, they generate an annual net income of €15,586 (Property tax excluding local taxes: €2,690)

Fees and charges :

