

Price on request

Contact agency

Doucet Immobilier

106 Boulevard de la liberté

34500 Béziers

04 67 49 10 32 / contact@doucetimmo.com

Professional building

Surface : 380 m²

Exposition : Sud est

Couverture : tiling

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



Building 3296 Magalas

Located in the Magalas industrial zone, Doucet Immo is pleased to present a building comprising two units, each offering approximately 100 m² of space. On the upper floor, there are two single-story villas, each with a living area of 90 m². All units are rented, except for the two ground floor units. A large parking area serves the two ground floor units for visitors. As for the villas, with entrances at the back, both benefit from spacious gardens and the possibility to park several vehicles. The villa on the right is rented for €723 + €80 in fees, under a lease dated 10/18/2023. The villa on the left is rented for €800 + €60 in fees, under a lease dated 09/13/2024. The entire property generates a net annual income of €15,586 (Property Tax excluding TOM: €2,690)

Document non contractuel

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

