

283 500 €

For sale house  
7 rooms  
Surface : 300 m<sup>2</sup>

Surface of the land : 1537 m<sup>2</sup>  
Year of construction : 1900  
View : Dégagée  
Hot water : Electrique  
Inner condition : good  
Couverture : tiles

Features :  
double glazing

4 bathrooms  
4 WC

Energy class (dpe) : D  
Emission of greenhouse gases (ges) : E

Document non contractuel  
20/05/2024 - Prix T.T.C



### House 9952 Moissac

Ideal investor, realization bed and breakfast or gites. Close to downtown Moissac, this building offers all the necessary amenities on foot. The building has an area of approximately 395 m<sup>2</sup>, made up of 4 apartments: (1 studio of 35 m<sup>2</sup> + 1 studio of 30 m<sup>2</sup> + T3 of 80 m<sup>2</sup> + large apartment of 180 m<sup>2</sup> + Workshop of 50 m<sup>2</sup>). Represent a monthly income of €2,200 excluding charges. This building includes parking spaces for each apartment, type of collective fuel central heating and individual electric cumulus heating, some refreshment work to be planned. Do not waste a second and get in touch for a visit with Christian HAMON Commercial Agent, Tel. : 06.62.11.49.84 or by e-mail [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €302,400 HAI. Agency fees are the responsibility of the seller.

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

