



## Mehrfamilienhaus



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 164,373.8

### Posizione

Nazione: France  
Cap: 43420  
Pubblicato: 23/06/2024  
Descrizione:

Building composed of 3 apartments, currently rented, located in Pradelles (village classified as 'Most Beautiful Villages of France') 7km from Langogne (Lozère) and 36 km from Puy En Velay. This building presents in addition to the 3 apartments 2 garages of more than 25m2 each. There are two accesses: the garages and two of the apartments have an entrance via the RN 88, the third apartment has its private entrance via the alley parallel to the RN at the rear of the building. The two apartments on the RN side are identical and have an area of 45 m2, they are composed of: a kitchen, a living room, a bedroom, a bathroom, an independent toilet and a room of less than 9m2 blind (without window ) allowing you to create an office, a dressing room or an extra bedroom. The apartment on the alley side with its individual entrance has an area of 65 m2, it is currently composed of: a fitted, equipped kitchen, a dining room, a living room, a bedroom, a bathroom water and a separate toilet (possibility of creating a second bedroom in place of the living room) The structural work of the entire building is in very good condition, the joinery is all double-glazed PVC, heating is produced by an oil boiler located in one of the 2 garages as well as hot water production. All apartments have their individual meters: EDF, water, heat The building is connected to mains drainage. Property tax 2023: 1134? , the three apartments are currently rented (3-year leases, renewable) Very nice set of reports, in very good condition to see quickly! Do not hesitate to contact me, I will be happy to provide you with all the necessary elements and show you this rare property in the sector. Energy diagnosis carried out on 10/19/2023 energy class G (493kwh/m2/year), greenhouse gas emissions G (155kgco2/m2/year), estimate of annual energy costs between 1530? and 2120?/year. Sale price: 148,000? agency fee included. I remain at your disposal to help you discover this property, your Real Estate Group advisor, Nita Garcia, registered with RSAC Du Puy En Velay no 791 180 623. Click on our logo for all our contact details I remain at your disposal Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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Costruito: 1975

## Comune

Finito piedi quadrati: 155 mq

## Room details

Total rooms: 10

Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 493

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GKAD-T68459/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68459/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 515\_34499

