



## Building made up of two dwellings



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 113,361.2

### Location

Country: France  
State/Region/Province: Occitanie  
City: Lavelanet  
ZIP code: 09300  
Posted: Jun 25, 2024

### Description:

In the city center of Lavelanet, this building is made up of a T2 on the ground floor and a T3 duplex upstairs. Both accommodations are already rented. On the ground floor: the T2 of 43 m<sup>2</sup> also has a closed patio of 25m<sup>2</sup> which will allow the creation of an additional master bedroom after insulation. On the 1st and 2nd floor: A duplex apartment of approximately 100m<sup>2</sup> including a living room of 23 m<sup>2</sup>, a kitchen of 21m<sup>2</sup>, two bedrooms, a bathroom and a separate toilet and on the top floor: attic of 30 m<sup>2</sup> suitable for conversion. PVC double glazing, TAE, roof redone in 2012, electricity of T2 redone in 2012. electricity of T3 old. Information on the risks to which this property is exposed is available on the Georisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) »

Condition: Must be reformed

### Common

Finished sq. ft.: 120 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 300

### Building details

Number of Floors: 2



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/TXNV-T17110/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17110/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 09007333673

