



## Belle immeuble avec locataire en place



### 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 523,645.13

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Latresne  
ZIP code: 33360  
Posted: Jun 05, 2025

### Description:

Your SAFTI real estate advisor, Julien BOURRÉE, presents to you, located in Latresne (33360), this building offers an attractive living environment with its immediate proximity to shops, schools, public transport and health services. This dynamic small town will appeal to families and working people looking for a practical and functional location for their daily lives.

This R+1 building of 151 m<sup>2</sup> on a plot of 104 m<sup>2</sup> is made up of two well-maintained apartments. The ground floor offers a 3-room apartment renovated in 2021, with 2 bedrooms, a large living room, a bathroom and toilets. Upstairs, another 4-room apartment in good condition offers 2 bedrooms, a large living room, a bathroom and toilets. Rented for €750 and €741 respectively, these homes constitute a rental investment with attractive returns. Free parking spaces nearby are available. I am waiting for you for the visits after studying your financial file.

Built: 1945

### Common

Finished sq. ft.: 151 sq m  
Lot Size: 104 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 291

### Lease terms



Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/AGHX-T577238/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T577238/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1347258

