

**86 000 €**

For sale village house

6 rooms

Surface : 210 m<sup>2</sup>

Hot water : Gaz

Inner condition : A rénover

External condition : good

Couverture : tiles

6 bedroom

2 showers

1 garage



### Village house 749 Prat-Bonrepaux

Building to renovate on 4 levels, located in a village between SAINT GIRONS and SALIES DU SALAT with all amenities, covered courtyard at the back with an area of approximately 220 m<sup>2</sup> (plus the attic). Also possibility of creating 3 apartments. The ground floor of the building includes 2 rooms including a large entrance. On the first floor, a large landing leads to rooms on the courtyard side and rooms on the street side (2 large one-bedroom apartments), one on the street side to be finished renovating, and the other on the garden side, immediately rentable (new fitted kitchen, beautiful parquet floors, electric heating). On the second floor, a large landing leads to: a two-bedroom duplex (3 bedrooms) with a surface area of approximately 127 m<sup>2</sup>, to be finished renovating, and a two-bedroom duplex (2 bedrooms) on the garden side, immediately rentable (new fitted kitchen, beautiful parquet floors, town gas heating). Unconvertible attic. Cellars accessible via the ground floor corridor. Possible annual rental income of approximately €20,500.

#### Legal information

86 000 € fees included

6,52% VAT of fees paid by the buyer (80 000 € without fees), no current procedure,

information on this property

[georisques](#)

Document non contractuel

04/04/2025 - Prix T.T.C

