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## 480 000 €

Buying ideal investor 6 rooms Surface : 400 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup> Surface of the land : 1200 m<sup>2</sup> Year of construction : 2013 Hot water : Electrique Inner condition : good External condition : good

## Features :

Bedroom on ground floor, double glazing, not overlooked

- 4 bedroom
- 2 terraces
- 1 bathroom
- 1 WC
- 2 garage

Energy class (dpe) : B Emission of greenhouse gases (ges) : A





## Ideal investor 6397 Colombiers

Ideal for investors or artisans wishing to develop their business in a rapidly developing craft and commercial area. Perfect location on a strategic axis and close to the A9 motorway. We offer you a real estate complex consisting of commercial premises (rented), garages (80/20 m<sup>2</sup>), boxes, a T2 apartment (33 m<sup>2</sup>) and a pretty T5 single-storey villa (117 m<sup>2</sup>), all on a plot of approximately 1200 m<sup>2</sup>. Very good rental profitability. Fees and charges :

480 000 € fees included



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