

128 000 €

**Buying idéal investisseur**

**8 rooms**

**Surface : 200 m²**

**Hot water :** Electrique

**Inner condition :** to renovate

**Couverture :** tiles

**Amenities :**

Bedroom on ground floor, Double Glazing,  
Calm

5 bedroom

2 terraces

2 show ers

2 WC

1 garage

2 cellars

**Legal information**

128 000 € fees included

6,67% VAT of fees paid by the buyer  
(120 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Idéal investisseur B02030 Le Bousquet-d'Orb**

Set of two houses converted into two type 3 apartments with the possibility of creating four apartments. This property is composed on the ground floor of a type 3 apartment with terrace of approximately 60 m², it is very bright and does not require major work to be habitable. We then find a second type 3 apartment of approximately 55 m² which also does not require major work to be habitable. Then on the 3rd floor, we find two unfinished rooms with a roof terrace. This level could be attached to the apartment on the 2nd or be transformed into an apartment. Finally, for the basement, we see a large garage and a former commercial premises with a storeroom overlooking the street. This level could also house a potential apartment. Property with strong potential, ideal for an investor or large family.

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