



**7 Ardeche**  
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 140 000

Occupational immeuble

Surface : 116 m<sup>2</sup>

Exposition : Nord est

Energy class (dpe) : G

Emission of greenhouse gases

(ges) : C



### Immeuble Aubenas

In Southern Ardèche, in the heart of Aubenas, we offer 3 apartments located on the 2nd, 3rd and fourth floors of a beautiful building with character. In a condominium of 4 lots, these 3 dwellings with a living area of 37.14 m<sup>2</sup>, 38.93 m<sup>2</sup> and 40.65 m<sup>2</sup> are free of any occupation. Each has a living room with kitchen, a bedroom and a shower room/WC. They are equipped with double-turn joinery and electric radiators. These apartments being in the city center, all shops and services are within walking distance. Car park nearby. It is therefore the ideal investment for rental. Work is needed. Co-ownership not subject to any ongoing proceedings, no trustee. Amount of charges declared by the seller: €10 per month or €120 annually. Ref. : 882V5A - Mandat n°123

02/05/2024 - Prix T.T.C



7 Ardeche Immobilier - 8 rue du Puits du Moine - 07170 St Andeol De Berg

Tél: 06 25 78 27 40 - info@7ardeche.immo

Carte professionnelle n°CPI N. 0702 2017 000 019 631 - RCS 829598283 Aubenas

Code NAF 6821Z - SIRET 82959828300010 - Garantie financière : Galian 120 000€ - Document non contractuel