

299 000 €

For sale house

8 rooms

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

Surface of the land : 666 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud ouest

Inner condition : good

Couverture : slate

Features :

Bedroom on ground floor, double glazing,

Portail automatique

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

22/10/2024 - Prix T.T.C



### House 103 Onet-le-Château

Discover an exceptional opportunity in Onet-le-château! Bright house of 210 m<sup>2</sup> with a type 3 apartment of 63 m<sup>2</sup>, offering unique potential to create up to 3 independent apartments. Turn this property into a lucrative rental investment. Don't miss this chance to make a promising real estate investment. The type 3 apartment on the ground floor with its independent entrance consists of an equipped kitchen, a living room, 2 bedrooms, a bathroom and a WC. All this accompanied by 2 garages of 23 and 30 m<sup>2</sup> with direct access to each respective accommodation. The 1st floor consists of an equipped and fitted kitchen, a living room, 2 bedrooms, a bathroom and a separate toilet. To enjoy the sunny days, a 30 m<sup>2</sup> terrace completes this level. To top it off, on the 2nd floor, the attic has been converted into a magnificent independent type 2 apartment. It consists of a living room, a bedroom, a bathroom with a walk-in shower and a separate toilet. To optimize its rental potential, the creation of a kitchen is possible, because everything necessary is waiting there. Strategic location, offering amenities and accessibility, so don't delay in scheduling a visit! For information and visits, contact Guillaume SANCHEZ (RSAC 891 208 936).

