

315 000 €

Professionnel immobilier

4 rooms

Surface : 170 m<sup>2</sup>

Surface of the living : 56 m<sup>2</sup>

Exposition : Nord est

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : good

Features :

double glazing

2 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

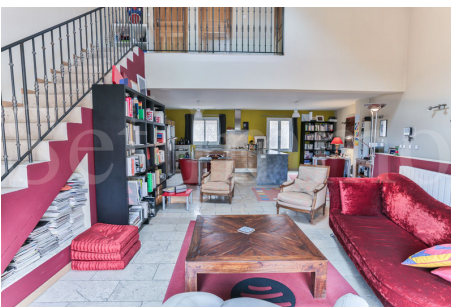
Document non contractuel

04/05/2024 - Prix T.T.C



### Immeuble 32 Collias

BUILDING with LOCAL + APARTMENT with Terrace Sandrine TRINQUIER from the SET IMMO agency offers you an exclusive building ideally located in the heart of Collias. Close to the car parks, this property is structured as follows: - On the ground floor, a professional premises, or artist's studio, with a surface area of approximately 80 m<sup>2</sup> in ERP and - Upstairs, a dwelling, type P3, of approximately 90 m<sup>2</sup> with private access. The location of this property will allow you to realize your professional project within an attractive village all year round. The apartment, without work, can be inhabited by the operator of the activity or can be rented. A great investment! Although offered exclusively, please respect the trust of our sellers and not bother them.



SET Immo - 2 Chemin de la Paille - 30210 Collias

Tél: 06 07 13 13 75 - contact@set-immo.fr

Carte professionnelle n°3002 2022 000 000 007 - RCS 908 862 261

Code NAF 6831Z - SIRET 908 862 261 00017 - Garantie financière : GALIAN 120 000€ - Document non contractuel