



**65 000 €**

**For sale ideal investor**

**3 rooms**

**Surface : 39 m²**

**Year of construction : 2002**

**Exposition : Est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Domaine sécurisé, double glazing,  
Automatic Watering, calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

27/12/2024 - Prix T.T.C



## Ideal investor 53 Grospierres

For sale in Ardèche in Grospierres in the Village Pierre et Vacances. Three-room corner house with private terrace overlooking the gardens. Currently under a tacitly renewed lease until September 2025, you will be able to benefit from a profitability of 4.84% (guaranteed minimum annual rent 3,866 euros including tax (10% VAT)) The house is made up of two bedrooms, a shower room, a bathroom and its living room faces east and has a fully equipped kitchen area. You can also enjoy the aquatic area located in the heart of the Village Ideal as an investment, Pierre et Vacances takes care of the current co-ownership charges, you will not have to pay them. (In LMNP you can also save tax on rental income) This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Annual current expenses 1 465 €

Well condominium

**65 000 € fees included**

