

**140 000 €**

**For sale building**

**Surface : 171 m²**

**Year of construction : 2002**

**Exposition : Est**

**View : Ville**

**Hot water : Individuel**

**Features :**

basement: no, Sanitation: All the sewer

1 terrace

**Energy class (dpe) : D**

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



### Building 1221 Saint-Girons

Building in the city center of Saint-Girons, completely renovated in 2002, consisting of three apartments, a private courtyard to the east and a common courtyard to the west. Ground floor: T II of 42.60 m² with closed courtyard of around 30 m² (double glazing, electric heating). ECD 193/D and 6/B 1st: T III of 71.4 m² with balcony overlooking the interior courtyard (double glazing, gas central heating by condensing boiler from 2018). ECD 115/C and 21/C 2nd: T III of 58.3 m² with balcony on a quiet street (double glazing, gas central heating by condensing boiler from 2018). ECD 108/C and 20/C Gross annual rent: 12,837? ; property tax: 2,759?. Zincwork redone in 2020, no major work to be planned except facade on the street and stairwell. Building in joint ownership but without charges.

#### Legal information

140 000 €

Fees paid by the owner, well condominium(3 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Document non contractuel

06/05/2025 - Prix T.T.C

