

511 500 €

Buying ideal investor**10 rooms****Surface : 642 m²****Surface of the living : 32 m²****Surface of the land : 663 m²****Exposition : Sud nord****View : Citadine****Hot water : Gaz****Inner condition : good****External condition : good****Couverture : Tiling****Features :**

garage, Double Glazing

5 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

2 garages

Energy class (dpe) : Unavailable**Emission of greenhouse gases****(ges) : Unavailable**

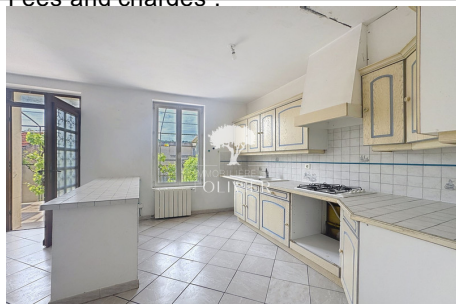
Document non contractuel

04/07/2025 - Prix T.T.C

**Ideal investor 202475 Apt**

Immobilier de l'Olivier offers this complex for sale, which offers approximately 550 m² of built surface area, spread across several complementary spaces. On the ground floor, two large garages (95 m² and 135 m²) provide access to a set of premises, workshops, and storage rooms, offering vast development possibilities. A former warehouse completes this level, including an entrance hall, offices, and storage rooms. Upstairs, two very separate accommodations: – The first, duplex, offers a large living room with kitchen, four bedrooms, two bathrooms, laundry room and storage spaces. – The second accommodation, on one level, consists of a living room with fireplace, a kitchen, two bedrooms, a bathroom, a separate toilet, and a storeroom. Each accommodation has its own access, allowing completely independent use. The whole property requires renovation work, but its volume, configuration and central location make it suitable for many projects: rental investment, main residence with professional premises, division into several lots, craft activity, etc. For any further information or to arrange a visit, please do not hesitate to contact us.

Fees and charges :

**Tél: 04 90 74 41 39 - olivierimmo.luberon@gmail.com - www.olivierimmo.com****49 Place Bouquerie 84400 APT**

S.A.S capital 37200 € -49 place de la Bouquerie 84400 APT - Siret N° 441969 896 00030 NAF 6831Z – RCS AVIGNON

Carte transaction & Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

G&T – Garanties 240 000€ CEGC PARIS - N°TVA intracommunautaire : FR 1644196989600030 - document non contractuel