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## Investment property in the city center of CARMAUX

Tarn , Occitanie



# €680,000

inc. of agency fees

12 Beds      480 sqm      0.03 ha

Located in the city center of Carmaux, in the immediate vicinity of shops and services, this well-maintained building from the 1970s offers a great investment opportunity. It has more than 480 sqm of...

### At a Glance

<b>Reference</b>	MFH-EAT8362	<b>Near to</b>	Toulouse	<b>Price</b>	€680,000
<b>Bed</b>	12	<b>Pool</b>	No	<b>Hab.Space</b>	480 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the city center of Carmaux, in the immediate vicinity of shops and services, this well-maintained building from the 1970s offers a great investment opportunity. It has more than 480 sqm of living space, divided into 9 apartments with comfortable surfaces, six T2 and three T3. The three floors that make up this building are served by an elevator to ensure optimal comfort for its occupants. The type 2 apartments have

two different designs but all equally functional. For one, an entrance hallway serves the bathroom/shower room, the separate toilet and the bedroom. It ends on the living room with open kitchen. Finally, a storeroom/laundry room completes the set. For the second, the entrance door opens directly onto the living room, always open. The night space is separate and is articulated as in a suite. As for the T3, the entrance hall serves the different rooms and splits the living and night rooms on either side. They are through and offer beautiful light. Each apartment has the chance to benefit from an individual garage. Seven additional garages are rented independently. Fully rented, it ensures an interesting profitability (information on request). Location, comfort and parking, three significant elements that make it a rare product and guarantee a successful investment. Individual city gas heating Elevator Garages Possible and studied cutting ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 600 euros and 812 euros (corresponding to a lot - diagnostics carried out on all lots on request) Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	12
Price	€680,000

## Key Information

Year Built:	1975
Internal Area:	480 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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