



350 000 €

For sale appartement de caractère

7 rooms

Surface : 153 m²

Surface of the living : 26 m²

Year of construction : 1900

Exposition : Est ouest

View : Citadine

Hot water : Individuelle

Inner condition : to renovate

Standing : former

Building condition : good

Features :

Local commercial 31m², Cave 26m², Atelier 20m², Cour et auvent 90m², Abri extérieur 10m², calm

3 bedroom

1 terrace

1 bathroom

3 WC

1 parking

1 cellar

Legal information

350 000 € fees included

6,06% VAT of fees paid by the buyer (330 000 € without fees), well condominium (5 lots in the condominium), annual current expenses 1 440 € (120 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Appartement de caractère 2524 Brignoles

In the heart of the historic center of Brignoles in a calm and residential environment only 100m from Place Caramy, Duplex crossing of 153m² to renovate in a small town building composed of 5 lots with East and West exposures: -On the ground floor, carport and small garden of approximately 90m², a beautiful workshop of 20m², toilet, living room, kitchen, storage and a beautiful commercial premises of 31.20m² overlooking rue Barbaroux on the same level and with a beautiful and large vaulted cellar. -Upstairs with access via rue Barbaroux and communicating with the ground floor by a beautiful staircase, a 4-room apartment with spacious living room, kitchen to be fitted out, bathroom, 2 large bedrooms, office, toilet, storage. Very good opportunity for this property with great potential and ideal for a family in mixed residential and professional use (Commerce, office, crafts, liberal profession, etc.).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1870 and 2560 € (reference year 2021)
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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS