SERRANO IMMOBILIER
Honoraires justes, services de qualité

## 250 000 €

**Occupational building**
**6 rooms**
**Surface : 350 m²**
**Year of construction :** 1948
**Amenities :**
Garage area: 73, Cadastral reference: 30032000AO0100

6 bedroom
1 bathroom
1 show er
2 WC
1 garage
2 parkings

## Building 229-b Beaucaire

BEAUCAIRE Ideally located, this spacious townhouse offers great potential for development, whether for a family project or a rental investment. With over 160 m² of living space, it has nearly 400 m² of usable area in total, opening up numerous possibilities: creation of multiple apartments, lofts, workshops, storage areas, or expanding the living quarters. The property includes two courtyards, a garage, and several unfinished floors to be redesigned according to your needs and projects. Renovation work will be required, but the volume, layout, and outdoor spaces provide a rare foundation in this area. Another notable advantage: several parking options within the property and in the immediate vicinity. A versatile property, ideal for investors or enthusiasts of character renovation projects. **Selling price: €250,000 agency fees included. Fees payable by the seller.** Fair fees, quality service - Welcome to our Serrano Real Estate agencies...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2890 and 3980 € (reference year 2021)
Document non contractuel - 12/10/2026

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