



# Nicole Sibi Immobilier

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€ 79 000

**Buying village house**

**6 rooms**

**Surface : 92 m<sup>2</sup>**

**View :** Citadine

**Hot water :** Electrique

**3 bedroom**

**1 shower**

**2 WC**

**Fees and charges :**

**79 000 € fees included**



## Village house Prades

Discover an investment opportunity in the heart of Prades, just a short walk from local amenities. This charming village house, situated in a prime location, offers incredible potential for those looking to invest in property. This house, which has two corner facades, extends over three levels and includes a 26 m<sup>2</sup> commercial space on the ground floor, ideal for developing a successful commercial activity. On the first floor, a T2 type apartment welcomes you with a kitchen, a comfortable living room and a spacious bedroom, offering a functional and pleasant living space. On the second floor, the possibilities are numerous. You have the option of creating a second T2 apartment to maximize your rental potential, or transforming the space into two additional bedrooms, thus transforming the apartment into a generous T4 of 80 m<sup>2</sup>. Ref. : 891V405M - Mandat n°635

03/05/2024 - Prix T.T.C



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