

# www.immobilier-en-luberon.fr Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



## Technical Sheet > Commercial property in Roussillon > 87.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/commercial-property-in-roussillon-1091}$ 



Agency mandate number: 2882

**Amount of the property :** 87.000,00 euro (Agency fees at the expense of the Seller)

(An average of 8% of notary fees will be added in supplement)

Region(s): Roussillon et environs Availability: Available for sale

Negotiable price ? oui
Property tax : N/P

Annual charges (gas, water, electricity, ...): N/P

# 1/ Housing

Construction Date : 20ème siècle General condition : Perfect condition

Orientation: West
Living space: 41 m<sup>2</sup>
Number of levels: 2
Number of rooms: 3
Main room: 25 m<sup>2</sup>

Type of Kitchen: kitchenette

Number of bedrooms : X
Number of bathrooms : X
Number of shower rooms : X

 $\begin{array}{l} \text{Number of toilets}: \ 1 \\ \text{Storage room}: \ x \\ \text{Basement}: \ x \\ \text{Cellar}: \ Yes \end{array}$ 

Attic: X
Garage: X
Parking: X

Type of heating: Reversible climate control

State of electricity, plumbing : ok
Type of windows : Simple glazing

Drainage : City sewer
Possibility expansion : No
Energy balance (class) : Virgin

Greenhouse gas balance (class): Virgin

Details, Strengths, other benefits: Rent of 850 € / month (no property tax). Tax-exempt

commercial zone: no tax for 6 years. No charge for hired employees.

#### 2/ Garden

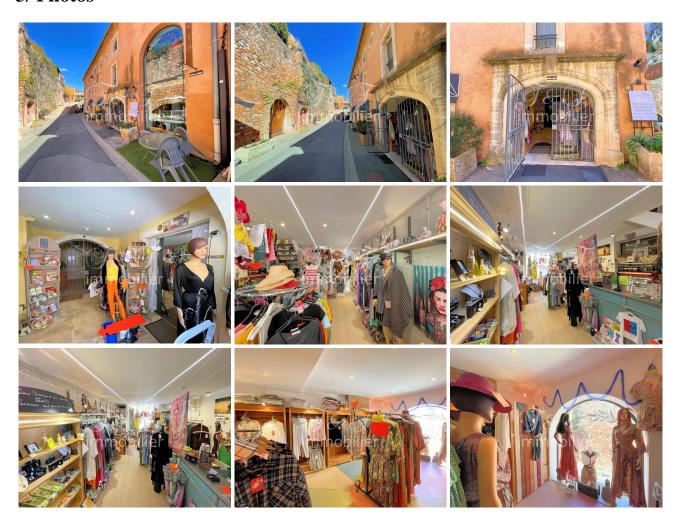
 $\begin{array}{l} \text{Area}: 0 \ m^2 \\ \text{Terrace}: x \end{array}$ 

Covered terrace : X
Outdoor kitchen : X
Swimming pool : X
Pool House : X

Tennis: X
Well: X

Details, Strengths, other benefits: An outdoor table and display tolerated

### 3/ Photos



Exclusivity of the F&F real estate agency In the tourist center of Roussillon, a listed village in the Luberon. Commercial property of 45 m² on 2 levels with small kitchen and wc. Entrance via a porch, display in the alley, in front of the trade, ... a trade with a lot of charm making you want to hunt around. Commercial lease without property tax, tax-exempt commercial area... Business sold furnished!

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