



PIERRE&AZUR

Reventes et transactions

96 000 €

Buying apartment

1 room

Surface : 17 m²

Year of construction : 2004

Exposition : Sud est

View : Citadine

Hot water : Collective

Inner condition : Rénové

Standing : residential

Building condition : good

Amenities :

lift, double glazing, gated, residential, pool, visitor parking

1 shower

1 WC



Apartment 106 Toulouse

Renovated furnished studio for sale in a residence with a swimming pool in the heart of Toulouse. Apartment located on the fourth floor of the residence, facing Southeast. This studio consists of a living room with a sofa bed, a fully equipped kitchenette (Ceramic hob/Refrigerator and Microwave Oven), and a bathroom with toilet. This apartment is leased under a commercial lease until October 2033 to ADAGIO, a business tourism specialist present in all major French cities. Apartment sold furnished to take advantage of the benefits of furnished rental: net rents subject to the favorable LMNP tax regime. Sale price: €96,000 including furniture and agency fees payable by the buyer. Guaranteed annual rent of €4,830 excluding tax, representing a 5% net rental yield after charges! Annual condominium fees reimbursed by the manager; only the ALUR Works Fund of €146 per year remains to be paid. Condominium units: 95 apartments. No ongoing legal...

Legal information

96 000 € fees included

7,87% VAT of fees paid by the buyer (89 000 € without fees), well condominium (95 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B
Estimated annual energy between 360 and 560 € (reference year 2023)
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