



**LA FIRME**  
IMMOBILIER

☎ 04 68 50 54 47 | [contact@lafirme.immo](mailto:contact@lafirme.immo) | [www.lafirme.immo](http://www.lafirme.immo)

**90 720 €**

**For sale village house**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 72 m<sup>2</sup>**

**Year of construction : 1947**

**Exposition : Sud**

**View : Dégagée**

**External condition : a refresh**

**Couverture : tiles**



### Village house 411 Vernet-les-Bains

Village House in the Heart of Vernet-les-Bains. Do you dream of a peaceful life in a picturesque village or a rental investment? This charming village house located in Vernet-les-Bains, at the foot of Canigou, is made for you. Built in 1947, this 130 m<sup>2</sup> house, spread over two floors on the ground floor and a converted attic, offers a pleasant and relaxing living environment, ideal for holidays or everyday life marked by tranquility. The house has been transformed into two rental apartments: a T1 of 39m<sup>2</sup> and a T2/duplex of 65m<sup>2</sup>, each including a fitted kitchen, bathroom/toilet. Each apartment has balconies, perfect for admiring the view. The property, however, requires finishing work which has made it possible to gain living space. The location is perfect for family life or for seasonal rentals with a primary school and shops for daily needs nearby. In addition, the village is known for its thermal spa guests, which can be a major asset. This property is individually heated by an electric system. With a plot of 72 m<sup>2</sup>, this house does not have a terrace, garden or parking, but a bicycle garage and a 45m<sup>2</sup> cellar ideal for setting up a commercial or professional activity. Its charm and geographical location in the heart of a tourist location make it an investment of choice. The sale price includes a movable part;

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the stock of materials and supplies.  
Fees and charges are included in the price.  
90 720 € fees included



La Firme Immobilier - 2 avenue Hermès - ZA Los Palaus - 66170 Millas

Tél: 04 68 50 54 47 - [contact@lafirme.immo](mailto:contact@lafirme.immo)

Carte professionnelle n°CPI 6601202000045193 - RCS 888 412 004

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