



LES CLÉS DU SOLEIL

260 000 €

For sale village house

5 rooms

Surface : 124 m²

Surface of the living : 40 m²

Year of construction : avant 1940

Exposition : Nord-sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

large garage, double glazing,

3 bedroom

2 bathrooms

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

22/12/2024 - Prix T.T.C



Village house 13135 Tourves

TOURVES - to seize - Village house - two independent apartments - ideal investor!
Located in the village of Tourves, this village house with authentic charm thanks to its exposed stone walls, offers two apartments with two independent entrances. Perfect for a rental investment or a main residence project with additional income. T3 (free of occupation) : With a surface area of 72 m², it offers on the ground floor, a large garage of 37 m² with a small cellar. On the first floor : a bright living room including a lounge and an equipped American kitchen offering a friendly space. On the second and last floor : Two bedrooms under the roof, a bathroom and a separate toilet. T2: (sold rented) : currently rented until November 2025, this accommodation generates a stable income (€550/month and €20 charges). On the ground floor, it has a functional living room with kitchenette, a bathroom, a separate toilet, a small bedroom or small storage room. Upstairs, a comfortable bedroom. THE PLUSES : exposed stones which give a unique character to the whole, independent entrances, spacious garage, close to amenities, immediate rental income thanks to the T2. Whether you are looking for a primary residence with rental space or a profitable investment, this village house will meet your



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