



# ADN Immo Conseil

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98 000 €

**For sale idéal investisseur**

**2 rooms**

**Surface : 33 m²**

**Year of construction : 2005**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

30/04/2025 - Prix T.T.C



## Idéal investisseur 138 Bolquère

Investors !!! APARTMENT FOR SALE BOLQUERE in the Pyrenees This pretty two-room apartment + sleeping area for children and terrace. It is located in a charming chalet-style building at the foot of the slopes. Currently under lease with Pierre et vacances You will not pay the current condominium charges and you will not maintain the property. The apartment is currently being renovated, so it will be in excellent condition and brought up to date soon. The annual rent is 5,135 euros excluding tax, i.e. 5.23% profitability until 2033. You can choose to enjoy your property several weeks per year / For a reduced rent This sought-after residence is very successful thanks to its privileged location. A large private car park and ski lockers are at your disposal.

Fees and charges :

Annual current expenses 3 786 €

Well condominium

46 lots in the condominium 98 000 € fees included

