



☎ 04 67 49 10 32 | contact@doucetimmo.com | www.doucetimmo.com

Price on request

For sale ideal investor

8 rooms

Surface : 380 m²

Surface of the land : 1605 m²

Year of construction : 2005

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

double glazing, Laundry room

6 bedroom

2 bathrooms

2 WC

10 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

07/12/2025 - Prix T.T.C



Ideal investor 3296 Magalas

Located in the industrial area of Magalas, Doucet Immo is pleased to present a building comprising two units, each offering approximately 100 m² of space. Upstairs are two single-story villas, each with a living area of 90 m². All units are rented except for the two ground-floor commercial spaces. A large parking lot serves the two commercial units for public access. The villas, with their entrances at the back, both benefit from spacious gardens and offer parking space for several vehicles. The villa on the right is rented for €723 plus €80 in charges under a lease dated 10/18/2023. The villa on the left is rented for €800 plus €60 in charges under a lease dated 09/13/2024. Together, they generate an annual net income of €15,586 (Property tax excluding local taxes: €2,690)
Fees and charges :



Doucet Immobilier - 106 Boulevard de la liberté, 34500 Béziers

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Carte professionnelle n°3401 2019 000 039 917 CCI de l'Hérault - RCS B 408 019 040

Code NAF 6831Z - SIRET 40801904000026 - Garantie financière : Allianz IARD - 110 000€ sur Transaction et 200 000€ sur Gestion

Document non contractuel - Barème des prix disponible sur notre site internet