



☎ 04 67 49 10 32 | [contact@doucetimmo.com](mailto:contact@doucetimmo.com) | [www.doucetimmo.com](http://www.doucetimmo.com)

### Price on request

**Occupational building**

**Surface : 380 m²**

**Exposition : Sud est**

**Couverture : tiles**

**Energy class (dpe) : D**

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



### Building 3296 Magalas

Located in the Magalas industrial zone, Doucet Immo is pleased to present a building comprising two units, each offering approximately 100 m² of space. On the upper floor, there are two single-story villas, each with a living area of 90 m². All units are rented, except for the two ground floor units. A large parking area serves the two ground floor units for visitors. As for the villas, with entrances at the back, both benefit from spacious gardens and the possibility to park several vehicles. The villa on the right is rented for €723 + €80 in fees, under a lease dated 10/18/2023. The villa on the left is rented for €800 + €60 in fees, under a lease dated 09/13/2024. The entire property generates a net annual income of €15,586 (Property Tax excluding TOM: €2,690)

Document non contractuel  
07/12/2025 - Prix T.T.C



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