



1 272 000 €

**Buying building**

**15 rooms**

**Hot water :** Individuelle électrique

**Inner condition :** excellent

**Standing :** bourgeois

**Building condition :** good

**Amenities :**

double glazing, calm, residential

5 bedroom

1 terrace

5 bathrooms

5 WC



**Building 2 Bergues**

A rare opportunity to combine quality of life and profitability Ideally located in the center of Bergues, guest house combining old-world charm and quality renovation. It offers optimal comfort with its 5 bedrooms (each with private bathroom)\*. The house also has a 3-room apartment (possibility of gîte or main residence) as well as on the ground floor a space offering several possibilities such as a games area, or a reception room or even the creation of a 2nd apartment, ...) Beautiful exterior with terrace and garden. FAI price: €1,272,000 \*2024 turnover: €125,000

**Legal information**

1 272 000 € fees included

6,00% VAT of fees paid by the buyer

(1 200 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques.gouv.fr](https://georisques.gouv.fr).

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