

299 000 €

Contact agency

SARL CAD INVEST

39, rue des granges Galand

37550 Saint Avertrin

06 68 24 23 45 / cadinvest@icloud.com

For sale building

13 rooms

Surface : 366 m<sup>2</sup>

View : Citadine

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

double glazing

6 bedroom

1 terrace

7 show ers

9 WC

3 cellars



## Building 859 Montluçon

MONTLUÇON center !!! INVESTMENT PROPERTY 2 shops, 6 apartments, cellars.

\*\*\* SURFACES: Shops: 150m<sup>2</sup> Apartments: 265m<sup>2</sup> Cellars: 80m<sup>2</sup> No major work

to be planned, very beautiful facade, roof in perfect condition. No co-ownership,

separate water and EDF meters Very bright and spacious apartments. DRC: \*

Commercial walls 40m<sup>2</sup> (no tenant) possible lease all shops \* Commercial walls

110m<sup>2</sup> + cellars 80m<sup>2</sup> (rent 570 € per month) \* Apartment 53.34m<sup>2</sup>: rent 390 €

(350 € + 40 € charges) \* 35m<sup>2</sup> apartment (no tenant) STAGE 1: \* 34m<sup>2</sup> apartment:

rent 304 € (284 € + 20 € charges) \* 2 Studios to renovate: total 54.56m<sup>2</sup> (possible

to combine in 1 single apartment) FLOOR 2: \* 34m<sup>2</sup> apartment (no tenant)

\*Apartment. 54.56m<sup>2</sup>: rent € 437 (€ 400 + € 37 charges)

Fees and charges :

299 000 € agency fees 6,35% à the responsibility of the buyer included

Document non contractuel

05/05/2024 - Prix T.T.C

