

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 m²

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

Document non contractuel

18/05/2024 - Prix T.T.C



Building 859 Montluçon

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

*** SURFACES: Shops: 150m2 Apartments: 265m2 Cellars: 80m2 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 40m2 (no tenant) possible lease all shops * Commercial walls

110m2 + cellars 80m2 (rent 570 € per month) * Apartment 53.34m2: rent 390 €

(350 € + 40 € charges) * 35m2 apartment (no tenant) STAGE 1: * 34m2 apartment:

rent 304 € (284 € + 20 € charges) * 2 Studios to renovate: total 54.56m2 (possible

to combine in 1 single apartment) FLOOR 2: * 34m2 apartment (no tenant)

*Apartment. 54.56m2: rent € 437 (€ 400 + € 37 charges)

Fees and charges :

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

