

178 000 €

**Contact agency**

**Nagep Immobilier Transactions**

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**For sale building**

**Surface : 150 m<sup>2</sup>**

**Hot water :** Individuel

**Features :**

Sous-sol : Avec, Assainissement : Tout à l'égoût, Type de résidence : Fermé, Distribution eau : INDIVIDUEL, Energie Eau : GAZ

1 terrace

1 cellar

**Energy class (dpe) :** D

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



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**Building 1069 Cusset**

Located in the city center of Cusset, rental building ideal for investors, consisting of two rented apartments and a cellar in the basement. - GROUND FLOOR: 71 m<sup>2</sup> apartment comprising a kitchen open to the living room, a bedroom, a room, bathroom with WC, terrace. - 1st floor: 75 m<sup>2</sup> duplex apartment comprising a kitchen, living room, three bedrooms, bathroom, WC, convertible attic with the possibility of extending the apartment in the latter. Monthly report of 1,130 ? EXCLUDING CHARGES (70 ? of charges). Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> and will be sent to you on your first visit. Mathilde VOLAT is at your disposal for any further information on 06 95 29 80 64.

**Fees and charges :**

Well condominium

178 000 € fees included

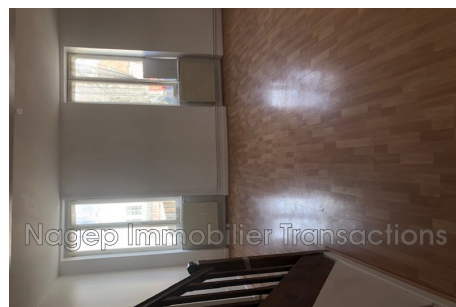
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