

**135 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale ideal investor**

**12 rooms**

**Surface : 419 m²**

**Surface of the living : 57 m²**

**Surface of the land : 2276 m²**

**Year of construction : AV 1900**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : to renovate**

**Couverture : tiling**

1 shower

2 WC

4 garage

1 cellar



### Ideal investor 8855 Iguerande

Ideal for investors, former restaurant of great renown offering great potential in the town of Iguerande, located on a busy road (Roanne / Paray le Monial). The building includes a bar area, kitchen with reception room on the ground floor. The upper floors will require renovation work to reveal their potential as guest rooms, or for the development of several apartments. Adjoining annexes comprising an office space and a garage with high ceilings and lifting bridge Two garages equipped with a lifting bridge and electric sectional door can allow the development of a self-garage activity with independent access Sewerage system Property not subject to DPE due to lack of heating system Price: €135,000 (fees included, payable by the seller) Lapierre Marine, Negotiator 06 59 32 84 84 Siret: 95316539600011

Fees and charges :

135 000 € fees included

Document non contractuel

15/06/2025 - Prix T.T.C

