

Price on request

Contact agency

Agence BIEN-VENDRE

23 rue Léon Gambetta

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For sale ideal investor

4 rooms

Surface : 74 m²

Year of construction : 1890

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

3 bedroom

3 bathrooms

3 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

19/12/2025 - Prix T.T.C



Ideal investor 056 Douai

In the heart of the city, investment building composed of three lots, on the ground floor: a 16 m² studio, a 30 m² duplex T2. On the 1st and second floors a 32 m² duplex T2 for a total of 78 m² of living space. Individual water and electricity meter. Plan for refreshment (painting) and insulation work (Double glazing, insulation of non-adjointing wall, reduction in size of hot water tank to improve energy performance). Annual operating rental report: €17,280 gross. Property tax €2,151 (To be deducted household waste collection tax (€511)). Contact: BIEN-VENDRE Agency - Discover our SUCCESS Mandate - Fixed fees €4,990 - Fees are the responsibility of the seller. Primary energy consumption: 282 kWh/m²/year Final energy consumption: 122 kWh/m²/year GES: 8 kg CO²/m² DPE E Estimated annual energy expenditure for standard use: between €1,950 and €2,680 per year. Average energy prices indexed to 2021 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

Fees and charges :

