



Cad Invest

Négociations | Transactions
Recherche & accompagnement en investissements

cadinvest.com
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299 000 €

Buying immeuble

13 rooms

Surface : 366 m²

View : Citadine

Hot water : Individuelle

Inner condition : Good

Building condition : Good

Features :

Double Glazing

6 bedrooms

1 terrace

7 showers

9 WC

3 cellars



Immeuble 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

Document non contractuel
05/05/2024 - Prix T.T.C



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