

55 000 €

Buying ideal investor

14 rooms

Surface : 400 m²

Year of construction : 1850

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : good

Couverture : tiles

Amenities :

fireplace, double glazing

3 bedroom

3 bathrooms

3 WC

1 garage

1 cellar

Legal information

55 000 € fees included

10,00% VAT of fees paid by the buyer (50 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Ideal investor 1943 Marcigny

Ground Floor: Garages covering approximately 160 m², with entrances at the front and rear of the building. Not rented to current tenants, so available. 1st Floor: Approximately 160 m² 3 apartments, consisting of one-bedroom and two-bedroom units, rented under residential leases at €250 each for the two one-bedroom units and €310 for the two-bedroom. 2nd Floor: Approximately 160 m². Renovations needed. On the right, a two-bedroom to be fitted out; on the left, a three- or four-bedroom also to be fitted out. 3rd Floor: Same as above, renovations required. Unusable attic, and 100 m² of former apartment space that can be converted. Miscellaneous: Connected to the sewer system, no land included, double glazing on the 1st floor, electric heating, garages. Building footprint of 200 m².

Document non contractuel - 26/07/2026



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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel