



128 000 €

Buying ideal investor

7 rooms

Surface : 170 m²

Surface of the living : 25 m²

Year of construction : 1900

View : Citadine

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

double glazing

3 bedroom

1 bathroom

1 shower

3 WC

1 garage

Legal information

128 000 € fees included

7,08% VAT of fees paid by the buyer (120 000 € without fees), well condominium, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Ideal investor 1971 Marcigny

Ground Floor: Podiatrist's office: approximately 50 m². Includes treatment room, waiting area, patio, workshop Rented under a professional lease since 12/22/2025 Rent: €450/month. Half floor: rear Studio apartment with a separate sleeping area (about 35 m²) featuring: Toilet, bathroom, kitchen-living room, one bedroom. City gas heating. Available, some work needed. First and second floors: approximately 66 m². Duplex apartment, including 1st FLOOR: entrance, closet, living room and kitchen area. 2nd floor: 2 bedrooms, toilet, shower room. Central city gas heating. Rented under a residential lease since 04/01/2023. Rent: €420/month. Outbuildings: Garage at the rear available, approximately 30 m².

Document non contractuel - 24/08/2026



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