



129 000 €

Buying ideal investor
10 rooms
Surface : 210 m²
Year of construction : 1900
Exposition : Est ouest
View : Citadine
Hot water : Electrique
Inner condition : good
External condition : a refresh
Couverture : tiles
Amenities :
 double glazing

5 bedroom
 3 bathrooms
 3 WC
 1 cellar

Legal information

129 000 € fees included
 7,50% VAT of fees paid by the buyer
 (120 000 € 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: Type 2 apartment: including living room and kitchenette, tiled floors, 40 m². A windowless bedroom, tiled floors, 20 m². Hallway with tiled floors, laundry room, 8 m². Shower room and toilet, 5 m². Double glazing. Electric heating.
 LEASED BY CONTRACT DATED 03/01/2025: €360/month. First Floor: Type 3 apartment, including living room, kitchen, 2 bedrooms, shower room, toilet. Double glazing, city gas heating. Rented since 11/01/2008. Rent: €325 net plus €20 charges. Second Floor: Type 3 apartment comprising: living room, 35 m², kitchen, 17 m², two bedrooms, bathroom, and toilet. Double glazing, city gas heating: Leased by contract dated 05/20/2023. Rent €365 plus €10 charges. Basement cellars under part of the building and a small courtyard at the rear.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
 Estimated annual energy between 4010 and 5490 € (reference year 2023)
 Document non contractuel - 26/07/2026



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Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

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