

129 000 €

Buying idéal investisseur

10 rooms

Surface : 210 m²

Year of construction : 1900

Exposition : Est ouest

View : Citadine

Hot water : Electrique

Inner condition : Bon

External condition : A rafraichir

Couverture : Tuiles

Amenities :

Arrosage automatique

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.



Idéal investisseur 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 - 12/06/2026



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