



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7708

• Building - Marmande •



DETAILS

Land surface: 230 m²

Number of bedrooms: 5

Number of levels: 3

Type of heating: Electric

Drainage/sewage: Not specified

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In the heart of Marmande, 1 hour from Bordeaux, ideal for investors, this building consists of 5 rented apartments and rented commercial premises with catering activity. (lease: 3/6/9) and rental yield of €36,000/year.

450 m² living

230 m²

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Agent commercial

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Price

420 000 €

The agency fees are entirely at the cost of the seller



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On the ground floor, the first unit consists of a commercial space with a restaurant offering a large public dining room with two fireplaces, one of which is functional, and a professional kitchen. The business is not included in the sale. Terrace access to public spaces is authorized by the town hall.

Arranged over three floors, there are five apartments, each approximately 45m².

-On the first floor, we have two apartments:

The first is unfurnished and consists of two bedrooms, an open living room/kitchen, a pantry, a bathroom, and a separate toilet, accessed by a hallway.

The second is furnished and consists of an entrance hall, a bedroom, an open living room/kitchen with a non-functional fireplace, and a bathroom with a toilet.

-On the second floor, we have an apartment consisting of two bedrooms, an open living room/kitchen, a pantry, and a bathroom, accessed by a hallway.

- On the third floor, we have two apartments:

The first is a studio apartment consisting of a large room with a kitchen/living room area and a bay window opening onto a balcony, a bathroom, and a bedroom area.

The second is identical to the previous one.

Each apartment has double-glazed aluminum windows, individual electric heating (radiant heaters), and its own water and electricity meters.

The apartments have a stairwell.

The roof was redone in 2017.

A 200m² outbuilding on two levels remains to be converted and is not currently rented.

A cellar is accessible via the stairwell.

