

227 000 €

For sale building

13 rooms

Surface : 349 m²

Year of construction : 1985

Exposition : Sud nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : A rafraichir

Building condition : good

Features :

1 local commercial, 4 T2, 2 Studios, Calme, air conditioning

6 bedroom

6 terraces

6 bathrooms

6 WC

1 garage

6 cellars

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03/05/2025 - Prix T.T.C



Building 3927TI Tonneins

We are pleased to present to you this yield building ideally located in the heart of Tonneins, close to all amenities and public transport. This building will offer you a unique opportunity if you are looking for stable rental income and long-term growth potential. Characteristics of the Building: Total surface area: approximately 350m² of living space Year of construction: 1980 General condition: Building in good general condition requiring general refreshment and renovation work in a few lots. Electric heating, single aluminum glazing with manual roller shutters. The building includes six spacious and bright apartments as well as commercial premises currently rented on the ground floor. On the ground floor: a commercial premises of 115m² with main rooms, kitchen and bathroom. Grocery shopping activity in progress. On the 1st floor: 2 type 2 apartments of 50m² with balconies + 1 air-conditioned studio with balcony. On the 2nd floor: 2 type 2 apartments of 50m² with balconies + 1 air-conditioned studio with balcony. All the apartments are rented except for one apartment whose lease has just ended. Total current rents: €2,300/month excluding tax. Charges of €110/month on all lots. Strong points : - Prime location in an area with parking space and walking distance to the city center



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Code NAF 6831Z - SIRET 75261616900021 - RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel