

**238 000 €**

**For sale building**

**Surface : 361 m²**

**Hot water :** Individuelle électrique

**Features :**  
double glazing

**Energy class (dpe) :** C

**Emission of greenhouse gases (ges) :** A



### Building 3716TI Tonneins

Come and discover this apartment building of 6 lots (1 local, 3 large T2, 2 T3) with an ideal geographical location thanks to its immediate proximity to the city center, the train station, schools and amenities... This building consists of of a room with a commercial activity for a rent of 320€ with independent entrance, the occupants of the building also have an independent entrance giving on a common entrance. On the ground floor, an apartment with private courtyard currently rented for €380 CC (€370+10), access to a cellar. D&#39;abord (if you want to say &quot;first of all ...&quot;).&quot;&gt;On the first floor, you will find two apartments, the first rented 400€ HC, the second rented 385€ (370+15€). The second and last floor offers you two new apartments, one of which needs to be renovated. The 2nd apartment is rented for 400€ HC to date. To date, the building reports a total rent of €1860 HC, 5 lots out of 6 are rented since renovation work is to be planned on the 6th. All the accommodations are equipped with double-glazed joinery, the roof of the building is new, connection to mains drainage, individual water + electricity discounters, manual roller shutters, electric radiators. Do not delay to visit !!

Document non contractuel

09/04/2024 - Prix T.T.C

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle - 47400 Tonneins

Tél: 05.53.20.14.14 - tonneins-immobilier@orange.fr

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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 - \*prix F.A.I.