

## Price on request

For sale idéal investisseur

Surface : 193 m<sup>2</sup>

Year of construction : 1870

Hot water : Electrique

Couverture : slate

Features :

double glazing

4 bedroom

2 showers

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



## Idéal investisseur 125 Marcillac-Vallon

Exceptional opportunity in the heart of MARCILLAC-VALLON! Notice to investors, or for a main residence with additional income. OCC'IMMO Conseil is proud to offer you for sale this investment property, consisting of commercial premises rented for 690 euros with a 3/6/9 lease and a spacious T5 duplex apartment of 106 m<sup>2</sup>. The commercial premises which benefit from a prime location have been rented since 01/01/2022 to a long-term activity, its surface area is 71 m<sup>2</sup> and covers 25% of the property tax. The apartment is composed as follows, On the first level, there is an open living room with a fitted and equipped kitchen which opens onto a balcony, a bedroom, a bathroom, a toilet. Upstairs, you will find three bedrooms, a shower, a toilet. An adjoining barn of 54 m<sup>2</sup>, perhaps rehabilitated into additional accommodation or used as storage. Profitability is promising, making it a rare commodity on the market. The individual gas boilers, as well as the hot water tanks, were replaced in 2019. Attic insulation in 2023. Date of completion of technical diagnostics: 02/26/2024 Information and visit, contact Guillaume SANCHEZ (RSAC 891 208 936)

Document non contractuel

06/07/2025 - Prix T.T.C



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Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds -