

Immeuble Gaillard 475 m²



PRIX DE VENTE : 1 780 000 €

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DESCRIPTION

Not far from the Swiss border and Located in a peaceful area, this 650 m2 building offers renting performance.

You will find on the ground floor a room of 223 m2 with access to a basement of approximately 80m2.

On the 1st floor, there are 5 studios ranging from 20m2 to 31m2. On the 2nd floor, 2 studios of 22m2 and 25m2 as well as a T2 apartment of 50m2.

Between 2010 and today, this building has been completely renovated, offering absolute comfort and a touch of modernity while preserving its original charm. In addition, an additional surface area of approximately 60m2 in duplex with independent entrance remains to be renovated, which offers potential for expansion or creation of new spaces depending on your projects.

Each apartment is fully furnished and rented to good tenants. The commercial is actually empty.

Do not hesitate to seize this rare opportunity to acquire a building that is both well located and offers very good profitability.

Close to public parking and surrounded by greenery. Roof redone.

CARACTÉRISTIQUES

Type de bien :	Immeuble	Surface :	475.0 m ²	Taxe foncière :	€5.00
NB de pièces :	12 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

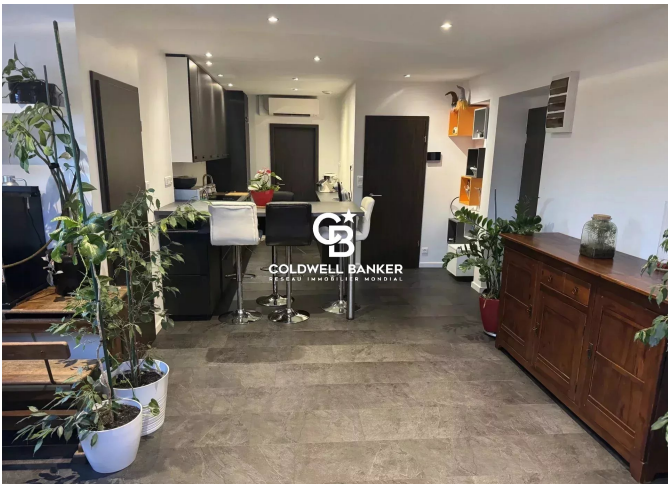
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 149

Indice d'émission de gaz à effet de serre (GES) : A 4



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