

Immeuble Bordeaux



PRIX DE VENTE : 1 575 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Discover this residential building ideally located in one of Bordeaux's most sought-after districts. Just a few minutes from the Business Schools, it represents a rare opportunity for any investor seeking profitability and stability.

The property, sold as a single lot, consists of:

A ground-floor commercial unit currently rented under a 3/6/9 lease,

Six furnished bedrooms spread over three floors, all occupied by students,

Well-maintained common areas, including a laundry room dedicated to tenants.

In good overall condition, this building generates steady rental income and offers an excellent return on investment. The complete file, including current leases and rental income details, is available upon request.

Contact us for an exclusive viewing!

Energy performance: DPE D (201) – GES B (6)

Price: €1,575,000 (agency fees included)

Agency fees of 5% (i.e. €75,000) are payable by the buyer and included in the sale price.

For more information about this exceptional property, please contact Jean-Luc Tonneau.

Discover all our listings on IMMOBA.

Information on the natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien : Immeuble NB de pièces : 7 rooms

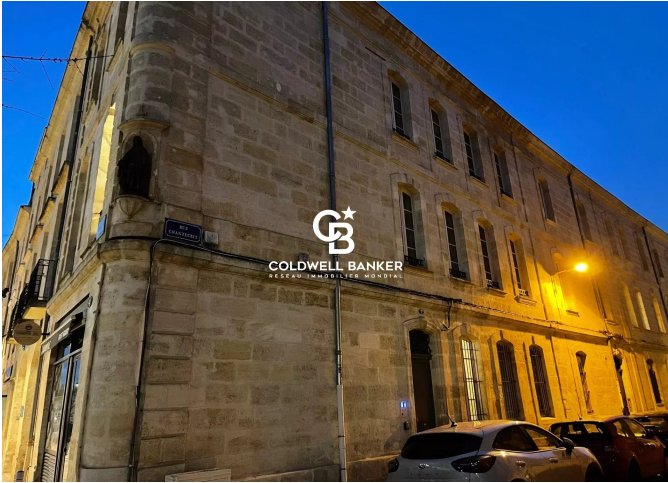
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201



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