



Investment building

NERIS LES BAINS (03)

284 875 €



734 m²



20 pièce(s)

PROPERTY DESCRIPTION

Ideally located in the center of a pretty spa town in Allier, this real estate complex is composed as follows: - an operational commercial premises of approximately 600m², with exhibition rooms, offices, workshop, garage, on 2 levels. - a T2 apartment with terrace. - a T4 apartment with terrace, garden and garage. The commercial premises brings in €14,400 excluding tax per year. You can count on an annual income of €14,800 for the apartments which are currently for rent. The +: possibility of creating several businesses and several apartments. Supportive location with significant passage area. Food trades and all services nearby. Numerous free parking spaces. Clear view and beautiful light thanks to no joint ownership. Do not hesitate to call for further information. Les honoraires d'agence sont à la charge de l'acquéreur, soit 7,50% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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(03310)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 835526

Property type Investment building

Year of construction 1940

View Vue dégagée, sur Ville

SURFACES

Living space 734 m²

Land surface 602 m²

COMPOSITION

Number of rooms 20

DPE/GES

DPE 95

GES 15

APPENDIX

Parking extérieur

Parking space 100

Garage 2

Videophone Non



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SAS au capital de 100.000 euros

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