



Building

TOURTOUR (83)

318 500 €



211 m²



pièce(s)

PROPERTY DESCRIPTION

New in TOURTOUR, retirement cause, FREE TERM SALE or CLASSIC SALE of a commercial commercial building of approximately 211 m² including 10 rooms plus terraces (bar, restaurant room, staff apartment, etc.). This building may be of interest to a catering professional or an investor. The current rent under a commercial lease is 2,554 euros including tax per month. THE SPACE ON THE GROUND FLOOR consists of a bar, a restaurant room with 30 seats, a covered terrace with 30 seats and an overhead terrace with 30 additional seats, an equipped kitchen, a dishwasher, a vegetable dish, a laundry room and a storage room plus 2 toilets. THE FIRST FLOOR has a 40 m² T3 staff apartment. THE PROS: Peace and quiet, renowned restaurant, very good clientele in the area, proximity to parking, double glazing in the restaurant room. central heating. Economic information for the OPEN TERM SALE: Market value of this building: 380,000 euros CASH payment: 318,500 euros including fees payable by the buyer of 18,500 euros (4.64% including tax of the marketing price of the property) MONTHLY PAYMENTS indexed : 36 monthly payments of 2,222 euros per month. Advantages of OPEN FUTURE SALE for the investor: You can buy within the framework of an SCI. You can pay CASH without credit for a good part of the price. You benefit from 0% seller credit for the rest of the price and you pay by MONTHLY INSTALLATIONS. You become the owner of this building upon signing the authentic deed by paying in cash 318,500 euros then 2222 euros per month for 36 months. Each month you receive an indexed rent of 2,554 euros including tax. You save on notary fees which are calculated on the net seller price. You can negotiate the financial terms offered within reason. You get a safe and secure investment. Do not hesitate to call me for any additional information and to organize a visit with the seller. COMPLETE FILE ON REQUEST. You can consult my customer testimonials and my other goods for sale on my website etienne.kempeneers.capifrance.fr Information on the risks to which this property is exposed is available on the Géorisks website: www.geohazards.gouv.fr. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,87% 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.



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DETAILS

GENERAL

Reference 836931

Property type Building

Year of construction 1900

Exposure South

View Vue dégagée, sur Forêt, sur Jardin

APPENDIX

Parking extérieur

Parking space 50

Videophone Non

SURFACES

Living space 211 m²

Surface Carrez Law 205.21 m²

Land surface 878 m²



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle