



Investment building

ROMENAY (71)

205 000 €*

* Agency fees to be paid by the seller



337 m²



14 pièce(s)

PROPERTY DESCRIPTION

Investment Building to Seize! Ideally located between Mâcon, Bourg-en-Bresse and Châlon-sur-Saône! A rare opportunity in the vibrant heart of a charming village, this old building offers a promising investment. With all services and shops within walking distance, it offers incomparable ease of living. Characteristics: • 4 housing units and a commercial premises on a total area of 273 m². • Commercial premises of 44.73 m², convertible into accommodation, free to occupy, with window offering infinite potential. Imagine the possibilities of transforming it into housing to meet the growing demand of the rental market. • T2 accommodation of 49m² rented for €370, welcomes you with a warm atmosphere, including a living space, two bedrooms, a bathroom and a private terrace for moments of relaxation in the open air. • T3 duplex accommodation of 54.30 m² rented for €420, offers a practical layout with an open kitchen, a friendly living room and two bedrooms upstairs, as well as a cellar for additional storage space. • T3 apartment of 62.13 m² on the 1st floor, free of occupancy, offers a kitchen, a welcoming living room, two comfortable bedrooms, and a cellar. • T3 apartment of 62.91 m² on the 2nd floor, free of occupancy, recently renovated awaits you with an equipped kitchen, a bright living room, two cozy bedrooms, enclosed terrace. Take advantage of the village services: health center, schools, shops, weekly and producers' market. With easy connection to public transport, notably the Romenay - Bourg-en-Bresse line. Opportunity to Seize: Whether you are looking for a rental investment or a primary residence with additional rental potential, this building offers instant profitability and expansion potential to meet the changing needs of the market. Don't miss this unique chance to invest in the future of your assets! Contact us today to arrange a viewing and explore all the possibilities this property offers.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Martine PERDRIX

**MANTENAY-MONTLIN
(01560)**

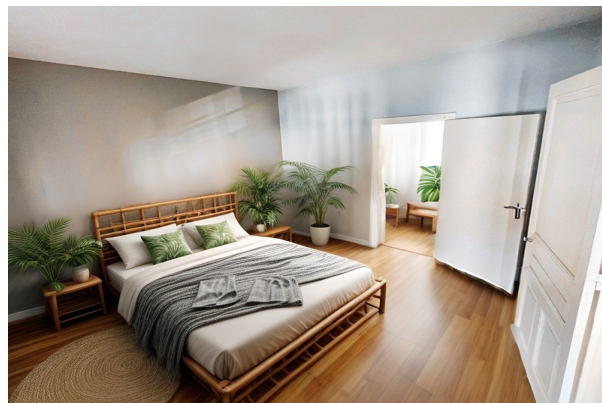
Agent

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Courts service city :
BOURG EN BRESSE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845132

Property type Investment building

Year of construction 1900

Exposure N-S

SURFACES

Living space 337 m²

Surface Carrez Law 274 m²

Land surface 332 m²

COMPOSITION

Number of rooms 14

DPE/GES

DPE 245

GES 7

APPENDIX

Parking extérieur

Parking space 3

Videophone Non



CAPIFRANCE
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SAS au capital de 100.000 euros

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