Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9299 • House - Issigeac •



DETAILS

Land surface: 0 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

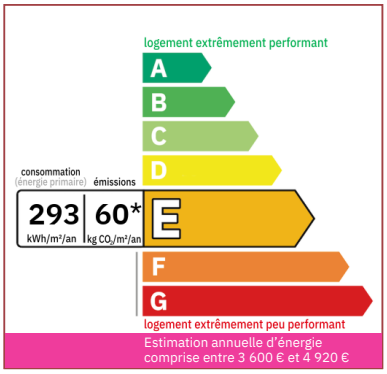
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Investment property sold tenanted, consisting of a commercial unit and a three-bedroom apartment with terrace, offering the buyer immediate rental income and a turnkey investment.

280 m² living

No field

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included*
Price without fees: 300 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°9299 •

Investment Property Sold with Tenants – Commercial Space and Apartment

Investors, this opportunity is for you!

Discover this investment property, sold with tenants in place, offering the advantage of immediate rental income upon acquisition, without the need to search for tenants.

The building comprises a commercial space on the ground floor and an apartment on the upper floor, providing a particularly attractive mixed-use configuration for diversifying and securing your investment.

The functional and well-organized commercial space includes a reception area (22 sq m), a back room (13.4 sq m), a hallway (9.6 sq m), and an entry vestibule with a safe (2.3 sq m). It also includes several offices (13.2 + 11.7 m²), storage spaces (4.7/2.8/4.1/3.4 m²), an archive room (6.4 m²), a sorting room (61.8 m²), two toilets with washbasins (7.2 m²), and a kitchen with a sink (15.5 m²). A covered awning of approximately 30 m² completes the available space and provides a convenient outdoor area.

Upstairs, the apartment offers a comfortable, family-friendly layout. It comprises a stairwell, a hallway (6.8 m²), a kitchen (10.6 m²), a landing with built-in closets (2 m²), three bedrooms (15.3/16.3/11.3 m²), a bathroom (5 m²), a living/dining room with an open fireplace (never used) (32.3 m²), and a separate toilet. A terrace pleasantly complements the living space.

A cellar with a room used as a boiler room completes the property.

The real strength of this property lies in its status as a tenanted unit: with both units already occupied, the buyer benefits from rental income from the day of sale, without any vacancy periods to anticipate or any rental management procedures to undertake.

This building thus represents a turnkey investment solution, particularly suited to an investor wishing to acquire a property generating rental income while benefiting from a property comprising both commercial premises and a residential unit.







