



# Agence SYLVAIN IMMOBILIER

173 000 €

Buying ideal investor

5 rooms

Surface : 125 m²

Surface of the land : 286 m²

3 bedroom

1 terrace

1 bathroom

2 WC

2 parkings



## Ideal investor O071 Songeons

AT THE FOOT OF THE SHOPS IN THE HEART OF SONGEONS Real estate complex of 2 rented lots including: - On the ground floor: a shop of approximately 35m² comprising a large room, a back kitchen, a toilet with sink. Currently rented on a commercial lease for a monthly amount of €450.00. - On the 1st and 2nd floors: an apartment of approximately 90m² comprising an entrance hall with fitted kitchen leading to a large living room, three bedrooms, bathroom and toilet. Currently rented for a monthly amount of €650.00. Shared courtyard with two parking spaces closed by a porch shared by the condominium. Advertisement reference: O071

### Legal information

173 000 €

Fees paid by the owner, in condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : E - Climate class : E  
Estimated annual energy between 2160 and 2960 € (reference year 2023)  
Document non contractuel - 30/07/2025



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