

520 010 €

Contact agency

Agence BBii

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For sale ideal investor

1 room

Surface : 240 m<sup>2</sup>

Year of construction : av 1949

View : Citadine

Hot water : Individuelle électrique

Inner condition : renovated

Building condition : Cleaning is

Features :

double glazing

14 bedroom

14 show ers

14 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

14/03/2025 - Prix T.T.C



### Ideal investor 8814 Roanne

BBii offers you this stone building, composed of 8 lots: On the ground floor: T2 44m<sup>2</sup> currently rented 300€/month, DPE: D / GES D; T2 34m<sup>2</sup> currently empty, DPE: E / GES: E; T3 56m<sup>2</sup> currently rented 335€/month, DPE: D / GES: D; On the 1st floor: T3 54m<sup>2</sup> currently rented empty, DPE: D / GES: D; T2 34m<sup>2</sup> currently rented 250€/month, DPE: F / GES: E; T3 45m<sup>2</sup> currently rented 250€/month, DPE: D / GES: E; On the 2nd floor: T3 77m<sup>2</sup> currently rented 430€/month, DPE: D / GES: D; T3 55m<sup>2</sup> currently rented 390€/month, DPE: D / GES: D. 8 cellars also complete this property. The building is 25mm from Roanne. Price: €445,000 (fees payable by the seller) You can now book your visit appointment online via this link: <https://calendar.app.google/SPZTbVSKiUVNAhVRA> Lapierre Marine, Negotiator 06 59 32 84 84 Siret: 95316539600011

Fees and charges :

Annual current expenses 1 128 €

Well condominium

15 lots in the condominium 520 010 € fees included



**BBii** BERENGUER & BERENGUER  
immobilier international

**À VENDRE**

Marine LAPIERRE  
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