

**849 900 €**

**Buying immeuble**

**Surface : 510 m²**

**Amenities :**

Ref Cadastre : 33243000BN0036

8 parkings



### Immeuble 0036 Libourne

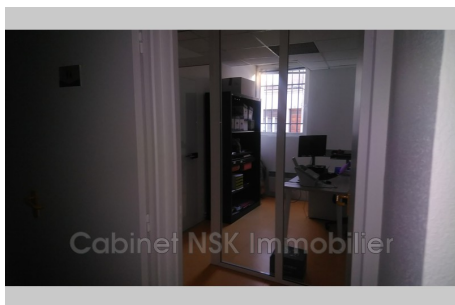
Libourne center. Very beautiful stone building consisting of: -A commercial premises of 153m2 with: an entrance hall, a waiting room, five office spaces, a WC meeting ERP standards. Two parking spaces are allocated to this premises currently rented for 20,000? excluding tax/year. - An office of approximately 150m2 for professional use on the courtyard. On the ground floor on the ground floor a 65m2 floor space, a semi-open office, a kitchenette and a WC. Upstairs: a mezzanine with exposed framework. The premises will be sold free of any occupancy with 5 parking spaces formerly rented at 30,000? Excl. VAT/year. Finally three T3 apartments, 64m2, 63m2 and 80m2 with terrace currently rented for 20,676? Excl. VAT/year. Ideal investors looking for profitability and wealth. Contact: 06.61.38.38.04

#### Legal information

849 900 € fees included

6,24% VAT of fees paid by the buyer (800 000 € without fees), well condominium, annual current expenses 37 644 € (3 137 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Document non contractuel - 20/09/2026



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Carte professionnelle 3302 2021 000 000 005 - RCS 891 943 961

SIRET 89194396100013 - Garantie financière : Galian - 120 000 € - Document non contractuel