

178 000 €

For sale building

Surface : 150 m²

Hot water : Individuel

Features :

Basement: With, Sanitation: All the sewer,

Type of residence: Closed, Water

distribution: INDIVIDUAL, Water Energy:

GAS

1 terrace

1 cellar



Building 1069 Cusset

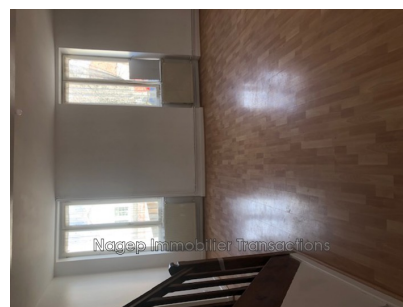
Located in the city center of Cusset, rental building ideal for investors, consisting of two rented apartments and a cellar in the basement. - GROUND FLOOR: 71 m2 apartment comprising a kitchen open to the living room, a bedroom, a room, bathroom with WC, terrace. - 1st floor: 75 m2 duplex apartment comprising a kitchen, living room, three bedrooms, bathroom, WC, convertible attic with the possibility of extending the apartment in the latter. Monthly report of 1,130 ? EXCLUDING CHARGES (70 ? of charges). Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> and will be sent to you on your first visit. Mathilde VOLAT is at your disposal for any further information on 06 95 29 80 64.

Legal information

178 000 €

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

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1020 and 1420 € (reference year 2023)
Document non contractuel - 08/10/2025



Nagep Immobilier Transactions, 26 place Saint James - 03450 Ebreuil

Tél: 06 60 68 98 98 - thierry.pegand@nagepimmobilier.com - www.nagepimmobilier.com

Carte professionnelle 0301.2017.000.019.262 - RCS 834 158 842

Garantie financière : GAN ASSURANCE A THIERS (63) - Document non contractuel