



## IMMEUBLE À FORT POTENTIEL AVEC PARTIE COMMERCIALE & LOGEMENT - Idéal investisseurs !



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 190,000

### Location

Country: France  
State/Region/Province: Bourgogne-Franche-Comte  
City: Mandeure  
ZIP code: 25350  
Posted: May 08, 2025

### Description:

Are you looking for a property offering both a profitable investment and a great development opportunity? Discover this 225 m<sup>2</sup> building ideally located in Mandeure, in a lively urban area with excellent transport links. Shops, schools, public transport... everything within easy reach!

? What you'll love:

A dual purpose: a 121 m<sup>2</sup> commercial space to renovate as you wish - pro premises, loft, second home or rental yield.

A spacious 104 m<sup>2</sup> first-floor apartment with :

A convivial kitchen for meals with family or friends

A luminous living room thanks to its dual north-south orientation

3 bedrooms, so that everyone has their own cocoon

A bathroom complete with bath, shower, washbasin and heated towel rail



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Separate toilet for greater everyday comfort

? Outside: a 341 m<sup>2</sup> plot, 3 private parking spaces that can be converted into closed garages and a double basement complete the property - perfect for storage, a workshop or a personal project.

? Whether you're an investor, craftsman, professional or looking for a lifestyle project, this building, which can be modulated as desired, represents a rare opportunity in a sought-after sector.

? Come and discover the full potential of this property so you can plan ahead!

? Contact me now to arrange a viewing.

Built: 1975

## Common

Finished sq. ft.: 225 sq m

Lot Size: 341 sq m

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 239

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T605457/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T605457/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1372781

