



## Immeuble de rapport avec 3 logements loués – Centre de Mouchard



### 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: USD 215,438.29

### Location

Country: France  
State/Region/Province: Bourgogne-Franche-Comte  
City: Mouchard  
ZIP code: 39330  
Posted: Jul 11, 2025

### Description:

Located in the heart of Mouchard, close to amenities, the TGV station and schools, this building offers a great investment opportunity.

The complex is made up of three rented accommodations, two of which will be completely renovated in 2021 and 2022:

- T3 of 52 m<sup>2</sup> (renovated in 2021: insulation, radiators, PVC windows): two adjoining bedrooms, living room, kitchen, bathroom with shower. Rent: €470/month.
- T2 duplex (renovated in 2022: insulation, radiators, PVC windows): living room with equipped kitchen, upstairs bedroom with bathroom. Rent: €350/month.
- T3 (windows replaced in 2021): two adjoining bedrooms, large living room, kitchen, bathroom. Rent: €325/month (same lease since 2007 - progressive rent).

In addition, there is the possibility of creating a fourth accommodation: a duplex of approximately 41 m<sup>2</sup>, consisting of a main room, a bedroom and a bathroom with separate WC.

A turnkey investment with attractive profitability (7.16%) and additional valuation potential!

For more information contact Gwendolyn MALENFER on 06 24 34 41 98.

Built: 1900



## Common

Finished sq. ft.: 188 sq m  
Lot Size: 223 sq m

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 367

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T627529/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T627529/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1419332

