



Agence  
Montignac  
Lascaux

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775 000 €

Professionnel immobilier

Surface : 315 m<sup>2</sup>

Couverture : slate



### Immeuble 784 Montignac

Investment building in Dordogne (24) Located in the city center of the very touristy village of Montignac-Lascaux, this stone building of 315m2 on four levels is made up of a large commercial premises on the ground floor, a T3 on the 1st floor, a studio on the second floor, a T2 and a T3, on the 3rd two T2s. The whole was rehabilitated in 2004. The apartments have a separate entrance from the business and the floors are served by an elevator. The whole is fully rented. FREE TERM SALE / SELLER CREDIT OVER 18 YEARS Value of the property: €775,000 Initial cash: €200,000 HAI (Agency Fees Included) Constant monthly payments: €3,795/month for 18 years Current rents: €4,300/month The advantages of a free forward sale / seller credit: - Buy without a bank loan - Collect rent to pay your monthly payments - Increase profitability over time (indexation of rents vs constant monthly payments) Alexandra Russo, rsac sales agent 810 619 601

Document non contractuel  
01/05/2024 - Prix T.T.C



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Carte professionnelle n°N° CPI 2401 2017 000 018 631 délivrée par la CCI de Dordogne

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