



189 500 €

Buying idéal investisseur

6 rooms

Surface : 210 m<sup>2</sup>

Surface of the land : 526 m<sup>2</sup>



## Idéal investisseur 561 Harcourt

For sale in the heart of the town of HARCOURT. This property complex includes: - On the ground floor: a commercial space of approximately 141m<sup>2</sup>, with a separate entrance. - On the first floor with independent access: a duplex apartment of 80m<sup>2</sup>, consisting of an entrance, a kitchen, a bathroom, a living room, and two bedrooms upstairs. Currently vacant. Set on a plot of approximately 526m<sup>2</sup> with rear access. Ideal for a first business with living space or as an investment. Information about the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

189 500 € fees included

5,28% VAT of fees paid by the buyer (180 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 2900 and 3970 € (reference year 2021)  
Document non contractuel - 24/04/2026



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Garantie financière : GALIAN : 120 000€ - Document non contractuel