

374 000 €

**Buying immeuble**

**Year of construction :** 1866

**Hot water :** Individuelle

**Inner condition :** Bon

**Standing :** residential

**Building condition :** Bon

**Amenities :**

double glazing, Résidence sécurisée,  
calm, Parking visiteurs

4 bathrooms

6 WC

4 garages

4 parkings

4 cellars



**Immeuble 455 Gondreville**

**\*\*SPECIAL INVESTOR / PROPERTY DEALER – HIGH POTENTIAL\*\*** In the heart of Gondreville, a charming building dating back to 1866, carefully maintained and renovated, offering excellent rental income. It includes 3 rented apartments (one one-bedroom and two two-bedroom duplexes), a leased commercial space, a cellar, and a parking spot in the inner courtyard. At the back, you'll find a large barn with a ceiling height of 5 m (offering great potential for conversion into a house, apartments, or other projects depending on planning permissions); a second barn over two levels, and a spacious garden in a quiet setting. The apartments are in good condition, featuring PVC double-glazed windows, gas condensing boilers, and fitted kitchens. A turnkey investment with immediate rental income and strong potential for capital appreciation. Contact us for more information!

**Legal information**

374 000 € fees included

3,89% VAT of fees paid by the buyer  
(360 000 € without fees), well  
condominium (6 lots in the condominium),  
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) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1530 and 2130 € (reference year 2026)  
Document non contractuel - 21/09/2026



**Expertise Immo - 48 rue du Nord - 68000 Colmar**

**07 69 78 33 33 - [expertiseimmo.alsace@gmail.com](mailto:expertiseimmo.alsace@gmail.com) - [www.expertiseimmoalsace.fr](http://www.expertiseimmoalsace.fr)**

Carte professionnelle CPI68012021000000009 - RCS Colmar B 898 326 343

Code NAF 6831Z - Agences immobilières - SIRET 89832634300016 - Document non contractuel