

€ 295 000

Buying idéal investisseur

1 room

Surface : 190 m²

Year of construction : 1850

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : Rénové

External condition : Rénové

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing

3 bedroom

1 bathroom

2 showers

3 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges :

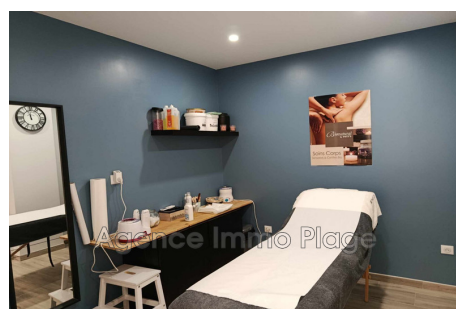
295 000 € agency fees 5,08% à the responsibility of the buyer included

14/06/2025 - Prix T.T.C



Idéal investisseur Vertheuil

Fully renovated apartment building located in the heart of a characterful village. Composed as follows: Commercial premises: On the ground floor: with a surface area of 40 m2 including a reception area, two cabins, a hallway, a separate toilet. Currently rented, monthly rent of €550/month. Lease 3/6/9 One-bedroom ground floor apartment : On the ground floor, with a surface area of approximately 51 m2, comprising an entrance hall, pantry/laundry room, a living room opening onto the fitted and equipped kitchen, an office space, a hallway leading to the bedroom, the shower room and a toilet. 2-bedroom apartment upstairs : With a surface area of approximately 106m2 (98m2 Carrez law), a living room with open kitchen, 2 master bedrooms, a storeroom, a separate toilet. Common areas : Hall with staircase to the first floor apartment, garbage and bicycle storage area. The building's strong points: - completely renovated roof - new joinery - individual electrical panels plus common areas panel (new standards) - quality materials - location in the center of the town - renovated facades (stone, etc.) - Fiber connected Interesting rental potential. Possible annual rent: around €21,000 Expected gross profitability: 7.3% CONTACT: XAVIER ROLOS Individual Entrepreneur (EI) acting in his capacity as commercial agent, regularly registered in the Special Register of Commercial Agents under number 804 011 518. Ref. : 880V674M - Mandat n°0199



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Code NAF 6831Z - SIRET 927 735 498 00010 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris
08 Montant de la garantie 200000E Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08 Montant de la garantie 120000E - Document non contractuel - *prix F.A.I.