

Price on request

For sale idéal investisseur

16 rooms

Surface : 260 m²

Surface of the land : 1965 m²

Year of construction : 1963

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



Idéal investisseur 65 Firmi

Exclusive BUILDING OF REPORT with a profitability of 10%! This building consists of 4 apartments of type T3: - T3 on the ground floor of 71.96m² currently rented €417 HC with a tenant since 2008 - T3 on the 1st floor of 59.65m² currently rented 397€ HC with a tenant since 2017 - T3 on the 1st floor of 59.67m² currently rented €384 with a tenant since 2017, but who will leave at the end of March 2023 allowing him to renovate his apartment and increase his undervalued rent thus increasing the yield of the building - T3 on the ground floor rented €480 HC This investment also includes several annexes (rare on the market!): - 4 box garages - 4 cellars - 4 plots of land (a real plus since the covid!) - 4 parking spaces specific to the building Rare equipment for apartments giving you a real advantage to retain your tenants, increase future rents and differentiate yourself on the market! In addition, these annexes are not present in the rental leases, which can be a good lever for allocating them to housing and reassessing rents. Currently, tenants can park in the building's own parking spaces without any special allocations. The + of this investment: 1) With 3 rented apartments you can generate cash flow (additional income) allowing you to renovate the 4th and further increase your

Document non contractuel

14/07/2025 - Prix T.T.C



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Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds -