

## Price on request

### Contact agency

#### ALC IMMOBILIER

5 rue de la Chaussée

61000 Alençon

02 61 72 05 56 / direction@alcimmobilier.com

### For sale building

4 rooms

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

Year of construction : 1993

Hot water : Individuel

### Features :

Cave (surf.): 78, Sous-sol : Avec,

Assainissement : Tout à l'égout, Surface

de garage : 43.73, Distribution eau :

INDIVIDUEL, Energie Eau : GAZ

2 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

27/01/2026 - Prix T.T.C



## Building 1385 Condé-sur-Sarthe

Yann LE CARVENNEC from the ALC Immobilier Agency presents a superb investment opportunity in Condé-sur-Sarthe. This 210 m<sup>2</sup> property, currently used as commercial premises, represents an ideal opportunity for an investor. It can be transformed into a house, divided into several studios, or retain its commercial use. The property extends over two floors. On the ground floor, you will find a reception area of 17m<sup>2</sup>, a large room of 45m<sup>2</sup>, an office of 31.77m<sup>2</sup>, as well as a cloakroom of 5m<sup>2</sup> with WC. Upstairs, you will have access to another cloakroom with WC of almost 5 m<sup>2</sup>, a first office of 30.24 m<sup>2</sup> and a second of 70.47 m<sup>2</sup>. Two garages, with a total surface area of approximately 43 m<sup>2</sup>, adjoin the property, on which there is a large 40 m<sup>2</sup> terrace leading upstairs. On these two levels you will find numerous cupboards. This property also includes a 78 m<sup>2</sup> cellar, accessible from outside or by a staircase located on the ground floor. Door frame: DV PVC HEATING: Gas SANITATION: All to the sewer For a visit, contact your advisor Yann LE CARVENNEC on 06 46 19 20 53 / 02 61 72 05 56 or by email: yann.lecarvennec@alcimmobilier.com or direction@alcimmobilier.com RSAC 524 668 621 - Card issued by CCI Portes de Normandie. Advertisement written and published by a commercial agent. Information on the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". Find all our properties on our website www.alcimmobilier.com

