Price on request

For sale building

12 rooms

Surface : 198 m²

Year of construction : 1950

Exposition : Nord ouest

View : Dégagée

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

CALM, double glazing, Manual shutters

7 bedroom

1 bathroom

4 showers

5 WC

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Building 8876-61 Saint-Brieuc

EXCELLENT INVESTMENT OPPORTUNITY! Located in a sought-after neighborhood of SAINT-BRIEUC, this rental building includes 5 apartments currently leased, generating an annual gross rental income of €31,620.00 Gross yield: approximately 8.4%. BUILDING in good overall condition, well maintained. Close to amenities, public transport, schools, and the city center. Built of stone, with a cellar and slate roof. The layout is as follows: On the ground floor: 1 studio and 1 two-room apartment. On the 1st floor: 1 three-room apartment (two bedrooms, living room, bathroom/wc, and kitchen) On the 2nd floor: 1 three-room apartment (two bedrooms, living room, bathroom/wc, and kitchen) On the 3rd floor under the eaves: a two-room apartment (bedroom, living room with open kitchen, bathroom/wc). Floors are concrete slabs on the ground, 1st and 2nd floors, and wooden flooring on the 3rd floor. All window frames are PVC double glazing, manual aluminum shutters, individual electric heating meters, hot water supplied by electric heaters, fiber optic connection. Intercom and parking spaces. Courtyard at the rear. No condominium fees, Energy class: E Property tax: €3,000 per year Sewage system: connected to the public sewer Price: €425,000, fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET no.: 398 390 831 000 53

Fees and charges :