424 805 €

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 8876-10 Saint-Brieuc

SAINT-BRIEUC: A stone's throw from the SNCF train station: BUILDING in stone and chipboard covered in slate, with a surface area of 198m² including 175 habitable Carrez law. Ground surface area of 71.40m² on a plot of 146.50m². Built on a cellar, the west-facing building includes five apartments occupied under rental leases, partially furnished, all kitchens are fitted and equipped. It is distributed 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, shower room/wc and kitchen) On the 2nd floor: 1 three-room apartment (two bedrooms, living room, shower room/wc and kitchen) On the 3rd floor under the eaves: a two-room apartment (bedroom, living room, open kitchen, bathroom/wc). The floors are on concrete slabs on the ground floor, 1st and 2nd floors and wooden flooring on the 3rd floor. All the joinery is in PVC double glazing, manual aluminum shutters, electric heating with 5 individual meters, hot water distribution with electric tanks. Major insulation work in 2024. Intercom and parking space. Courtyard at the back. This very well located building, without vis-à-vis, without adjoining walls, and without co-ownership charges, with an interesting profitability could interest any investor. Energy Class: Coming soon Property tax: €3,000 per year Collective sanitation: all-to-the-sewer Price: €439,900, fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET number: 398