

Price on request

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

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

Document non contractuel

11/09/2025 - Prix T.T.C



Building 8876-32 Saint-Brieuc

EXCELLENT INVESTMENT OPPORTUNITY! Located in a sought-after area of SAINT-BRIEUC, this investment property comprises 5 apartments currently rented, generating a rental income of €3,000/month. Gross profitability: approximately 8.4%. **BUILDING** in good general condition, well maintained. Close to amenities, transport, schools and town centre. Built of stone, over a cellar and under slate. 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 with 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 double-glazed PVC, manual aluminum shutters, electric heating with individual meters, hot water distribution with electric tanks, fiber optic connection. Intercom and parking space. Courtyard at the rear. No condominium charges, Energy Class: E Property tax: €3,000 per year Collective sanitation: all-sewer Price: €429,900 including fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET number: 398 390 831 000 53

Fees and charges :

