

603 750 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale ideal investor

14 rooms

Surface : 283 m²

Year of construction : 1960

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

CALM, double glazing, Volets roulant manuel

8 bedroom

1 bathroom

4 showers

6 WC

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

02/05/2025 - Prix T.T.C



### Ideal investor 8878-9 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 and on the same plot WALLS AND COMMERCIAL PREMISES of 85m², all on a plot of 2a97ca. These two goods are offered separately on our website bbii.fr or can be purchased together. This financial transaction for an investor could be very profitable. The investment property is made up of five apartments, all occupied under leases. The commercial premises can be offered for any business or also as a Type 3 apartment dwelling. This premises can be raised by one floor, allowing another large Type 3 apartment or even two Type 2 apartments. Real potential to be exploited. Energy Class: Coming soon Property tax: €3,798 per year Collective sanitation: all-to-the-sewer Price: €646,600, 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 : 603 750 € fees included

