

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

Surface : 294 m²

Hot water : Individuel

Features :

Assainissement : Tout à l'égout, digicode,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE, intercom, Detecteur

fumée

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/12/2025 - Prix T.T.C



Building 1558 Alençon

Yann LE CARVENNEC from the ALC Immobilier agency in Alençon offers for sale this building of 294m² located in the heart of Alençon's city center. For investors, full ownership building. The property offers a total living area of approximately 294 m². On the ground floor: 1 furnished F3 apartment rented, 58m² On the first floor: 1 furnished F3 apartment rented, 58 m² On the second floor: 1 furnished F3 apartment rented, 65 m² On the third floor: 1 unfurnished F4 duplex rented, 113 m² ANNUAL RENTAL INCOME: approximately €29,040 PROPERTY TAX: approximately €4,500 GROSS YIELD: approximately 7.98% NET YIELD AFTER PROPERTY TAX: approximately 6.74% REFERENCE: 1045V120A For more information or to schedule a visit, contact your advisor at 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 - License issued by CCI Portes de Normandie. Listing written and published by a sales agent. Information about the risks associated with this property can be found on the Géorisques website: "www.georisques.gouv.fr". Find all our listings on our website www.alcimmobilier.com

Fees and charges :

Well condominium

