

Price on request

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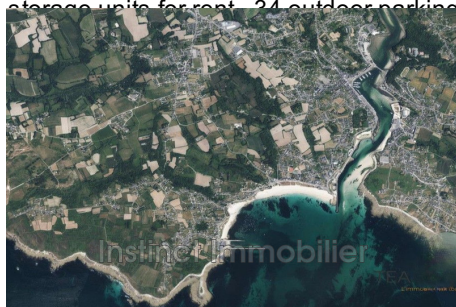
For sale building



Building 35 Audierne

PRICE REDUCTION Investors, seize a unique opportunity in Audierne! In the heart of Cap Sizun, at Brittany's far west, discover this character-filled building with an exceptional area of 1,692.50 m², built on a large 6,283 m² plot suitable for a swimming pool and classified UB. This rare property, partly renovated, combines charm, potential, and profitability within a preserved natural setting, just steps from the ocean and some of Brittany's most stunning views. ****A thriving area, a prime location**** Cap Sizun captivates with its wild landscapes, coastal paths, pristine beaches, and authentic villages like Audierne. This vibrant region appeals to both families and professionals, offering a peaceful, friendly, and sought-after lifestyle, while staying close to amenities and major tourist attractions. ****A building with strong rental and heritage potential**** Spread over three floors, the building offers an ideal layout to meet the high rental demand in the area: - 2 one-bedroom and 5 two-bedroom apartments on the ground floor - 5 two-bedroom apartments on the first floor - 4 two-bedroom apartments on the second floor - Possibility to convert the attic into 2 additional apartments Large openings provide exceptional natural light and unobstructed sea views, enhancing the property's appeal. This variety of units targets a broad clientele: families, couples, professionals, or investors seeking good returns. ****Rare amenities to maximize profitability**** - 37 basement storage units for rent - 24 outdoor parking spaces - Swimming pool compatible

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ownership transfer, and streamlines administrative management. You benefit from a flexible legal framework, ideal for structuring your investment and planning future resale or estate succession. ****Professional rental management available**** For complete peace of mind, professional rental management can be arranged: thorough tenant selection, rent collection, and administrative and technical follow-up. You enjoy a turnkey investment without the hassles of daily management.

****Transparency and security**** Architectural plans, site plans, and invoices for completed work are available, providing full transparency on the property's condition and improvements made. Technical assessments have been carried out. ****Close proximity to amenities**** Within minutes, you'll find all the conveniences tenants look for: schools, shops, high-speed internet, transportation, and services. ****An exceptional asset for discerning investors**** This property combines a strategic location, optimized taxation, streamlined rental management, and high returns. It is ideal for investors aiming to secure and enhance their assets in a thriving environment while enjoying attractive profitability and strong long-term appreciation potential. ****Contact us today to explore the best acquisition and management strategies tailored to your investor profile. An opportunity not to be missed!****

Fees and charges :