

995 000 €

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

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For sale building

Surface : 1130 m²

View : Citadine

Hot water : Individuelle gaz

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



Building 93 Sedan

Shana WURMSER, advisor at MATHIEU IMMOBILIER & CONSEILS, offers you:
Exclusive – SEDAN (ARDENNES) – Investment property comprising 20 lots. This property is currently covered by ANAH under the BORLOO Populaire convention for older properties with moderate rents. The building is composed of: On the ground floor; -A 46.30m² one-bedroom apartment + 8m² annex rented for €379.91 -A 33.63m² one-bedroom apartment + 8m² annex rented for €299.53 -A 65.85m² 3-room apartment rented for €426.65 -A 62.30m² T2 Bis rented for €403.65 On the first floor; -A 76.15m² 3-room apartment rented for €493.38 -A 33.63m² one-bedroom apartment + 8m² annex rented for €291.25 -A 65.85m² T3 rented for €426.64 -A 4-room apartment of 82.45m² rented for €534.20 On the second floor; -A 76.15m² 3-room apartment rented for €493.38 -A 33.63m² one-bedroom apartment + 8m² annex rented for €291.25 -A 65.85m² 3-room apartment rented for €412.22 -A 4-room apartment of 82.45m² rented for €516.14 On the third floor; -A 76.15m² 3-room apartment rented for €476.70 -A 33.63m² one-bedroom apartment + 8m² annex rented for €291.25 -A 65.85m² 3-room apartment rented for €412.22 -A 4-room apartment of 82.45m² rented for €516.14 On the fourth floor; -A 3-room apartment for €76.15 rented for €476.70 -A 33.63m² one-bedroom apartment + 8m² annex rented for €291.25 -A 65.85m² 3-room apartment rented for €426.22 -A 4-room apartment of 82.45m² rented for €516.14 ANNUAL HC RENT: €100,719 PROPERTY TAX: €13,393 Gross yield 10.05% Heating method; Individual gas boiler 2011 Facade from 2019 Slate roof with a new section Water softener and collective VMC, Blown insulation in attics, cellar insulation. Estimated annual energy costs for standard usage: between €862 and €1,166 per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Fees payable by the seller Contact your Mathieu Immobilier & Conseils advisor: WURMSER SHANA – 06.75.97.17.32- sw@mathieuimmobilier.fr – Commercial agent (EI) registered with the RSAC of Sedan under number 75075272700024 – Fees and charges : 995 000 € fees included

