

**Price on request**

**Contact agency**

**ALC IMMOBILIER**

5 rue de la Chaussée

61000 Alençon

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**Professional building**

**9 rooms**

**Surface : 239 m²**

**Year of construction : 1949**

**Hot water : Individuelle**

**Features :**

Cave (surf.): 4

3 bedroom

1 bathroom

1 shower

3 WC

1 cellar



**ALC IMMOBILIER**

### Building 1627 Saint-Pierre-des-Nids

Sophie LEMONNIER from ALC Immobilier Agency in Alençon offers this 220 m² building for sale. A large entrance hall of 28.70 m² leading to an office of 24 m², a kitchen of 5.77 m², a workshop of 47.09 m², a covered courtyard of 12.32 m², and an uncovered courtyard of 23.31 m². A basement of 29.12 m² with a cellar of 4.78 m². On the first floor: a duplex with a living room kitchen of 31.18 m², a bathroom of 5.47 m², three bedrooms of approximately 12 m² each, and two toilets, one with a sink. A small house of 40 m² featuring a living area of 18.43 m² with a fireplace, a WC and a shower room; upstairs, a room of 18.43 m². Ideal for an investor: possibility to create a studio and 3 apartments. REFERENCE: V86A. Information regarding the risks to which this property is exposed can be found on the Géorisques website: "[www.georisques.gouv.fr](http://www.georisques.gouv.fr)". For a visit, please contact your advisor Sophie LEMONNIER at 06.83.81.79.96 / 02.61.72.05.56 or by email: [sophie.lemonnier@alcimmobilier.com](mailto:sophie.lemonnier@alcimmobilier.com) or [direction@alcimmobilier.com](mailto:direction@alcimmobilier.com) RSAC 524 577 251 - License issued by CCI Portes de Normandie. Advertisement written and published by a commercial agent. Find all our listings on our website: [www.alcimmobilier.com](http://www.alcimmobilier.com)

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27/01/2026 - Prix T.T.C

