

249 000 €

Contact agency  
Agence BIEN-VENDRE

23 rue Léon Gambetta

59500 DOUAI

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#### For sale house

Year of construction : 1930

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

#### Features :

double glazing, CALM

5 bedroom

2 terraces

1 bathroom

4 showers

5 WC

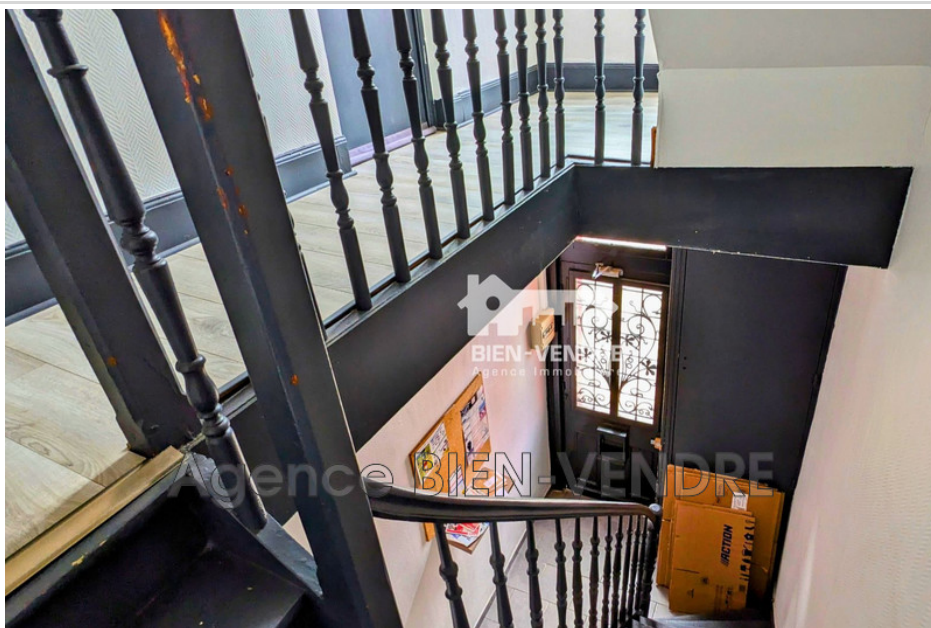
1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



#### House 052 Douai

DOUAI Gare area. Investment property comprising 5 apartments, on the ground floor, two T2s with courtyard; on the first floor, two studios; and on the second floor, a T1 bis. The whole, in good condition, has a rental valuation of €24,660 gross per year (9.9%) for renting the lots on bare leases. It is possible to improve this profitability by switching to furnished rentals. To this end, all the lots have been released for sale, so that the future purchaser can choose their rental strategy. Contact: BIEN-VENDRE Agency - Discover our SUCCESS Mandate - Fixed fees €4,990 - Fees are the responsibility of the seller. Primary energy consumption: 325 kWh/m<sup>2</sup>/year Final energy consumption: 141 kWh/m<sup>2</sup>/year GES: 10 kg CO<sub>2</sub>/m<sup>2</sup> DPE E Estimated annual energy expenditure for standard use: between €3,530 and €4,810 per year. Average energy prices indexed to 2021 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr)

Fees and charges :

249 000 € fees included

