

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale ideal investor

11 rooms

Surface : 198 m²

Surface of the land : 150 m²

Year of construction : 1960

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : slate

Features :

CALM

7 bedroom

1 bathroom

4 showers

5 WC

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

21/09/2025 - Prix T.T.C



Ideal investor 8876-40 Saint-Brieuc

EXCELLENT INVESTMENT OPPORTUNITY! Located in a sought-after area of SAINT-BRIEUC, this investment property comprises 5 apartments currently rented, generating a rental income of €3,000/month. Gross profitability: approximately 8.4%. **BUILDING** in good general condition, well maintained. Close to amenities, transport, schools and town centre. Built of stone, over a cellar and under slate. It is distributed as follows: On the ground floor: 1 studio and 1 two-room apartment. On the 1st floor: 1 three-room apartment (two bedrooms, living room, shower room/WC and kitchen) On the 2nd floor: 1 three-room apartment (two bedrooms, living room, shower room/WC and kitchen) On the 3rd floor under the eaves: a two-room apartment (bedroom, living room with open kitchen, bathroom/WC). The floors are on concrete slabs on the ground floor, 1st and 2nd floors and wooden flooring on the 3rd floor. All the joinery is in double-glazed PVC, manual aluminum shutters, electric heating with individual meters, hot water distribution with electric tanks, fiber optic connection. Intercom and parking space. Backyard. No condominium charges, Energy Class: E Property tax: €3,000 per year Collective sanitation: all-sewer Price: €429,900 including fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET number: 398 390 831 000 53

