

**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 show ers

5 WC

3 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

10/10/2025 - Prix T.T.C



### Ideal investor 8876-45 Saint-Brieuc

**EXCELLENT INVESTMENT OPPORTUNITY!** Located in a sought-after neighborhood of SAINT-BRIEUC, this income property includes 5 apartments currently rented, generating an annual gross rental income of €31,620.00 Gross yield: approximately 8.4%. **BUILDING** in generally good condition, well maintained. Close to amenities, transportation, schools, and downtown. Built in stone, with a cellar and slate roofing. It is laid out as follows: On the ground floor: 1 studio and 1 one-bedroom apartment. On the 1st floor: 1 two-bedroom apartment (two bedrooms, living room, bathroom/WC, and kitchen) On the 2nd floor: 1 two-bedroom apartment (two bedrooms, living room, bathroom/WC, and kitchen) On the 3rd floor under the eaves: 1 one-bedroom apartment (bedroom, living room with open kitchen, bathroom/WC). Flooring is concrete slab on the ground, 1st, and 2nd floors, and wooden floorboards on the 3rd floor. All window frames are PVC double glazing, aluminum manual shutters, electric heating with individual meters, hot water supplied by electric tanks, fiber connected. Intercom and parking spaces. Courtyard at the back. No condominium fees, Energy rating: E Property tax: €3,000 per year Collective sanitation: mains sewer system Price: €425,000 fees paid 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

Fees and charges :

