

## Price on request

Contact agency

**ALC IMMOBILIER**

5 rue de la Chaussée

61000 Alençon

02 61 72 05 56 / direction@alcimmobilier.com

Professional

Surface : 153 m<sup>2</sup>

**Year of construction :** avant 1949

**View :** Citadine

**General condition :** a refresh

**Features :**

Cold room, Réserve, Magasin, cellar

**Energy class (dpe) :** E

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



1655 Alençon

Maelwenn GUEGUEN from ALC immobilier agency offers you this investment property in the city center of Alençon. On the ground floor, it consists of a shop measuring 42.56m<sup>2</sup>, a 5m<sup>2</sup> cold room, and a storage room with a WC. On the 1st floor, an apartment featuring a living area of 31.95m<sup>2</sup>, a kitchen of 15.93m<sup>2</sup>, and a WC. On the 2nd floor, 3 bedrooms measuring 13.95m<sup>2</sup>, 10.31m<sup>2</sup>, and 10.32m<sup>2</sup>, a bathroom of 5.59m<sup>2</sup>, and a dressing room of 7.45m<sup>2</sup>. Land of 85m<sup>2</sup> with no garden or courtyard HEATING: Electric radiators SEWAGE: Connected to the public sewer system PROPERTY TAX: €2300 WINDOWS: PVC double glazing REFERENCE: 1655 Information on the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". For a visit, please contact your advisor Maelwenn Gueguen at 07.80.56.05.21 or 02 61 72 05 56 or by email: maelwenn.gueguen@alcimmobilier.com / direction@alcimmobilier.com RSAC: 918 126 016 card issued by the CCI Portes de Normandie. Ad published and written by a sales agent. Find all our properties on the website www.alcimmobilier.com

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