



## Building

CONTREXEVILLE (88)

**184 450 €\***

\* Agency fees to be paid by the seller



320 m<sup>2</sup>



10 pièce(s)

## PROPERTY DESCRIPTION

close to CONTREXEVILLE - BUILDING T13 (5 apartments) fully RENTED  
ANNUAL PROFITABILITY: €18,500 SELF-FINANCING ASSURED upon signature of the authentic deed! BUILDING composed of 5 apartments: \*  
On the ground floor: A single-storey T2 apartment (street side) of 30 m<sup>2</sup> - RENTED for €280/month \*  
On the ground floor: A single-storey T2 apartment (park side) of 37 m<sup>2</sup> with land and access direct to the park - RENTED €300/month \*  
On the 1st floor: A T3 apartment (park view) of 60 m<sup>2</sup> with BALCONY/TERRACE - RENTED €360/month \*  
On the 2nd floor: A T3 apartment (park view) of 60 m<sup>2</sup> with BALCONY - RENTED €320/month \*  
On the 3rd floor: A T3 apartment (park view) of 55 m<sup>2</sup> - RENTED €265/month \*  
On the ground floor: Entrance and space of more than 100 m<sup>2</sup> with access to the thermal park and storage/pantry space for tenants IDEAL INVESTOR or PROPERTY DEALER (total surface area: 400 m<sup>2</sup>) In addition to the rarity of the site, the big advantage of acquiring this property is that all the apartments are rented and allow direct access to the magnificent thermal park Ideal for a rental investment project for vacationers & spa guests (as the apartments become available) or resale in batches after cutting The privileged location of the residence with direct access to the THERMAL PARK, with magnificent NATURE, which guarantees your spa guests or vacationers, calm, relaxation and well-being. Free communal parking nearby VIRTUAL TOUR AVAILABLE on request 12 minutes from VITTEL, which is in the TOP of the most attractive destinations in Europe, 3.5 hours from PARIS and 2.5 hours from LUXEMBOURG I am also at your disposal for any study of financing your project - For example, over a period of 20 years, the loan repayment would be around €945/month Visit after making an appointment: 7 days a week Contact preferably by email to: karine.farigu@capifrance.fr Tel. N. 06 700 900 10 WhatsApp N. 00 33 6 83 32 87 48 Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 828619

Property type ..... Building

View ..... Vue dégagée, Panoramique, sur Jardin

### SURFACES

Living space ..... 320 m²

Land surface ..... 112 m²

### COMPOSITION

Number of rooms ..... 10

### APPENDIX

Videophone ..... Non



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle