



Manor

AIRVAULT (79)

369 000 €*

* Agency fees to be paid by the seller



266 m²



14 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE EXCLUSIVE; In Deux-Sèvres, in AIRVAULT, Small Town of Character located in the Thouet Valley, MANOR STYLE PROPERTY! This property, now divided into seven apartments, could very well become a large family home again. Indeed, the main house is made up of an apartment with fitted kitchen, living room, two bedrooms, a bathroom with toilet and a separate toilet. A large entrance takes you into a 1st Studio. A majestic wooden staircase then leads to two other Studios and an apartment with a separate bedroom. In the basement, technical room, storage spaces, boiler room. A former medical office is divided into two apartments with separate bedrooms communicating with the bathroom. This space, completely independent, can be transformed for a professional activity. Currently, the rental of all these furnished apartments generates good income! Gross profitability of more than 16% and can be much higher with the rental of the 7th apartment, T3, not rented until now! This property is decorated by a pretty park, entirely enclosed by stone walls, and its Sequoia over a hundred years old. THE +++ Location, Double Glazing, close to shops and schools, profitability! 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.

** 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!



Laurence CORNUAULT

**SAINT-LOUP-LAMAIRE
(79600)**

Agent

RSAC : 423 744 556 00022

Courts service city : NIORT

(+33)6 76 67 26 60

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 833253

Property type Manor

Year of construction 1930

Exposure N-E / S-W

View Vue sur Jardin

Furnished Yes

SURFACES

Living space 266 m²

Land surface 2194 m²

COMPOSITION

Number of rooms 14

Number of bedrooms 8

Number of bathrooms 1

Toilets count 8

Washrooms 6

DPE/GES

DPE 329

GES 46

APPENDIX

Parking extérieur

Parking space 7

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater fuel

Kitchen aménagée

Interpcom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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