



Investment building

LE LUDE (72)

86 400 €



145 m²



8 pièce(s)

PROPERTY DESCRIPTION

In the city center of Lude, 50 minutes from Tours or Le Mans, I suggest you invest in a beautiful real estate complex composed of a commercial premises of 48 m² (walls only), and an apartment with independent access with an area of 101 m². The apartment is occupied (3 year lease). Your project can also focus on a main residence by rehabilitating the entire building into a family home. Adjoining the premises and the apartment, there are hangars with an area of 160 m²: possibility of transformation into a courtyard, storage space or loft..... Visit by appointment. Les honoraires d'agence sont à la charge de l'acquéreur, soit 8,00% TTC du prix hors honoraires.

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 832857

Property type Investment building

Year of construction 1900

Exposure West

View Vue sur Ville

SURFACES

Living space 145 m²

Land surface 312 m²

COMPOSITION

Number of rooms 8

DPE/GES

DPE 323

GES 57

APPENDIX

Videophone Non



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