



Offre d'achat
acceptée

Investment building

SIGNY LE PETIT (08)

128 000 €



186 m²



6 pièce(s)

PROPERTY DESCRIPTION

Our beautiful Ardennes Thiérache offers you today a building composed of two T3 houses with private gardens. It is located on a quiet and popular street in the village. It is 400 m from the center. It is a village of 1266 inhabitants with all amenities: pharmacy, bank, post office, restaurant, bakeries, butcher, supermarket, medical center, nursery, school, college.... Both accommodations are currently rented. Photos presented before tenants move in. The work was carried out between 2000 and 2002, finalized by the installation of gas boilers. Property tax of €656 Collective sanitation up to standards. Gross profitability of 9.75% Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,67% 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 837524

Property type Investment building

Year of construction 1900

Exposure E-W

View Vue sur Jardin, sur Village

SURFACES

Living space 186 m²

Land surface 1016 m²

COMPOSITION

Number of rooms 6

DPE/GES

DPE 179

GES 35

APPENDIX

Parking space 0

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