



House

CHARNAY LES MACON (71)

524 990 €



360 m²



20 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

Exclusivity: To find a great real estate opportunity It is not enough to search, you have to find it! This is why Jean-François Sprécher offers you this very beautiful building of 4 apartments of around 370m² in Charnay-lès-Mâcon, a sought-after residential area, where life is good. Schools and supermarkets are quickly accessible; the train station is a 5 minute walk away. On the ground floor: 1 T3 apartment of 100 m², 1 T2 apartment of 70 m² and 1 T1 apartment of 50 m² On the 1st floor: 1 T5 apartment of 140 m² with a terrace with a beautiful view of the Roche de Solutré. The four apartments have pretty terraces, mature gardens, and parking. The building was built according to the rules of the art and maintained with care. There is therefore no work to be planned. The location of the building allows for 4 long-term rentals with a very low vacancy rate. Rental profitability is around 8%. The qualities of this set will allow you a balanced financing in the distribution of contributions and credits. You will also benefit from excellent internet and transport infrastructures such as the TGV access to Paris in 1h45 and the Lyon motorways by the A6 in 30 minutes, Geneva by the A40, or Bresse (Ain) via the A406. This beautiful building of 4 apartments undeniably has many assets, it is ideal for a rental investment or the constitution of a real estate heritage. To visit without delay! Very good general condition. The Property tax is: 2000 Euros / Year. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% 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.

**** 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!



**Jean François
SPRECHER**

MACON (71000)

Agent

RSAC : 918 521 048 00010

Courts service city :
MACON

(+33)7 57 57 28 01

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 838014

Property type House

Year of construction 2003

View Vue sur Jardin

SURFACES

Living space 360 m²

Surface Carrez Law 360 m²

Living room surface 40 m²

Land surface 832 m²

COMPOSITION

Number of rooms 20

Number of bedrooms 10

Number of bathrooms 4

Toilets count 4

Terrace 1

APPENDIX

Parking couvert

Parking space 3

Garage 3

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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