



Building

EPINAL (88)

345 000 €*

* Agency fees to be paid by the seller



530 m²



pièce(s)

PROPERTY DESCRIPTION

EPINAL Suburb - BUILDING with Investment potential containing 2 spacious APARTMENTS, a STUDIOS, 2 LAYOUTS to be converted, 2 GARAGES on LAND of approximately 800 m² Strategic location in the LA VOIVRE business area Come and discover this PROPERTY full of potential located in just 5 minutes from the dynamic city center of Épinal. Ideal for investors or professionals looking for space to carry out their activity, this converted former farm offers an interesting mix of current housing and development opportunities. This beautiful BUILDING consists of: - a spacious APARTMENT of approximately 160 m², with a large living room, dining room, a separate and equipped kitchen, 4 bedrooms, a bathroom, 2 toilets, access to a garage of 40 m², equipped with a personnel lift. - a 2nd T4 Apartment already furnished, ready to be rented. - a 22m² ONE-STORY Studio requiring light refreshment work. - Potential for Extension: 2 floors of 70 m² each are available for renovation, with potential for transformation into 1 or 2 additional apartments. - 2 garages for private parking or storage. - Fully enclosed land offering security and privacy. This property represents a unique opportunity for those looking to invest in real estate with a renovation and enhancement project. In addition, its location offers quick access to services, schools and amenities in Epinal, increasing its attractiveness for rental or professional activity. Don't wait any longer to plan your visit and consider the many possibilities that this building can offer. We are at your disposal to answer your questions and support you in your acquisition project. karine.farigu@capifrance.fr WhatsApp +33683328748 Tel. 06 700 900 10 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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EPINAL

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 845984

Property type Building

View Vue dégagée, sur Jardin

APPENDIX

Parking garage

Garage 2

Videophone Non

SURFACES

Living space 530 m²

Land surface 784 m²



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