



House

ANGERS (49)

1 050 000 €



271 m²



11 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

ANGERS, Exclusively I invite you to come and discover this building with a high rental yield with its 6 apartments which are all rented. Film of the visit to this place possible on request. Unique and ideal for you "investors" on 2 plots in the city center of 'ANGERS -> the first plot with a building with several housing units (details on request). 6 and still praised. 1st apartment of 66m² with its two bedrooms (850€ per month) 2nd apartment of 46m² with one bedroom (730€ per month) 3rd apartment of 61m² with its 2 bedrooms (730€ per month) 4th apartment of 27m² (580€ per month) 5th apartment of 27m² (580€ per month) 6th apartment of 44m² (730€ per month) with 6 cellars in the basement -> the second which is adjoining is currently used for the 9 parking lots. A residential (or commercial) development project on several levels is possible on this entire plot.

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!



**Vincent HANOUT-
LEVINDRE**

**RIVES-DU-LOIR-EN-
ANJOU (49140)**

Agent

RSAC : 440 010 197 00026

Courts service city :
ANGERS

(+33)6 16 41 33 83

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849887
Property type House
Year of construction 1970

SURFACES

Living space 271 m²
Land surface 411 m²

COMPOSITION

Number of rooms 11
Number of bedrooms 8
Toilets count 8
Washrooms 8
Terrace 1

DPE/GES

DPE 187
GES 39

APPENDIX

Parking extérieur
Parking space 6
Cellar 1
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