



€164800 - Investment Property with 3 Flats, a Commercial Space and a Building Plot - Charroux



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 182,234.91

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Veröffentlicht:	16.08.2024

Beschreibung:

Investment property with commercial premises and three flats in the heart of Charroux. There is a common entrance (14m²) to all the flats with a superb spiral stone staircase, the building is connected to mains drainage, there is a water and electricity meter for each flat (the commercial premises are connected to the first flat) and fibre optics are planned for the commune very soon. The property lends itself ideally to someone looking for a business with living accommodation with the benefit of monthly rental income already in place from the flats. There is also a building plot with planning in place that could later be sold separately.

PREMISES WITH FLAT

Ground floor

-Tattoo parlour (24m²): tiled floor, with shop window

-WC (1m²): tiled floor



-Storage room (6m²)

-Fitted kitchen (10m²): parquet flooring

-Living room (31m²): parquet flooring

-Shower room (9m²): tiled floor, WC, washbasin, shower (possibility of installing a bathtub; pipes in place)

-Bedroom 1 (13m²): parquet flooring (no windows)

-Utility room (3m²)

1st floor (access to small garden and rear parking area)

-Bedroom 2 (20m²): parquet flooring, French window leading to terrace

RENTED FLATS

-Flat 1 (1st floor; rented for 350 euros/month): kitchen (12m²), shower room (4m²), lounge (13m²), bedroom (7m²)

-Flat 2 (2nd floor; rented for 335 euros/month): same layout as flat 1

NON-ATTACHED PLOT

427 m² enclosed building plot with garage (planning permission dated December 2023) ; only the water meter is available.

Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	172 m ²
Grundstücksgröße:	648 m ²



Zimmerdetails

Zimmer insgesamt: 6
Innenausstattung: Fitted kitchen

Gebäudedetails

Anzahl Etagen: 3

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.023.516

