



## House with Business Opportunity



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 143,775

#### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Ambrières-les-Vallees
Indicatif régional:	53300
Soumis:	01/07/2024

#### Description:

Ideal for a rental investment project, three apartments to renovate with land, close to shops:

- 1st accommodation: a living room (26.20m<sup>2</sup>), a bedroom (12.15m<sup>2</sup>), a bathroom.
- 2nd accommodation: a living room (26.70m<sup>2</sup>), a bathroom, a room that can be used as bedrooms and upstairs there are 2 rooms (6.4m<sup>2</sup>, 7.6m<sup>2</sup>).
- 3rd accommodation: an entrance, a living room-kitchen with fireplace (27.60m<sup>2</sup>), a bedroom (9.65m<sup>2</sup>), a bathroom.

A plot for each accommodation and two garages (34.70m<sup>2</sup>, 46.24m<sup>2</sup>).

A 44m<sup>2</sup> commercial space on the ground floor currently rents 320 euros.

- Living area (m<sup>2</sup>): 142 m<sup>2</sup>
- Land area: 557 m<sup>2</sup>



- Number of bedroom (s): 3
- Number of rooms: 9
- Number of bathrooms: 1
- Number of shower room: 2
- Number of garage: 2
- Exhibition: West

The department of Mayenne is part of the Pays de la Loire region at the crossroads with Brittany and the rest of inland France, the department is less discovered than its neighbours and the main town of Mayenne and Laval are worth a visit.

Charming villages are dotted around the countryside and make for interesting property hunting, it has long been the forgotten gem in North-west France so property prices are lower than in Normandy and Brittany.

The countryside offers nature reserves with interesting places to visit, the land being covered with large forests and panoramic countryside.

Paris is not far either and from Laval you can be in the centre of the capital via the TGV (high speed train) within 90 minutes. It is quickly accessible through airports, train stations and motorways.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**

Chambres:

3



Salle de bains: 3  
Dimensions du lot: 557 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.870.295

