



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 182,234.91

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Charroux
Publicato:	16/08/2024

Descrizione:

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

Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	172 mq
Dimensione del lotto:	648 mq



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Building details

Numero di piani: 3

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.023.516

