



## IMMEUBLE LOGEMENT ET LOCAL 72300 SABLE SUR SARTHE



### Agenten-Info

|                 |  |
|-----------------|--|
| Name:           | ArKadia  |
| Name der Firma: |  |
| Land:           | Vereinigtes Königreich   |
| Telefon:        |  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 195,000 |

### Standort

|                       |                  |
|-----------------------|------------------|
| Land:                 | Frankreich       |
| Staat/Region/Provinz: | Pays de la Loire |
| Stadt:                | Sable-sur-Sarthe |
| Postleitzahl:         | 72300            |
| Veröffentlicht:       | 04.04.2026       |

### Beschreibung:

Situated in the attractive town of Sablé-sur-Sarthe, this substantial property offers an excellent opportunity for investors seeking a versatile mixed-use asset in a well-connected location. The town provides a pleasant living environment with a full range of amenities including shops, schools and green spaces, the proximity of the river Sarthe as well as a high-speed TGV rail link to Paris, making it particularly appealing for commuters and tenants alike.

Set on a plot of approximately 700 m<sup>2</sup>, the building extends to around 345 m<sup>2</sup> of habitable space and offers a flexible layout suited to a variety of residential or commercial projects.

The ground floor features a bright commercial unit facing the street, providing strong visibility and potential for a retail or professional activity. In addition, the property includes a four-room residential dwelling comprising a study, bedrooms, a bathroom and practical storage spaces.

The building benefits from double glazing, a combination of floor finishes and modern fittings, offering a solid base for further enhancement or reconfiguration depending on the intended use.

With its generous size, dual-purpose layout and strategic location, this property represents a compelling opportunity for rental investment, business premises with on-site accommodation, or redevelopment (subject to the necessary permissions).

Ideal for investors seeking income potential and flexibility



Gebaut: 1900

## Allgemein

Fertige m<sup>2</sup>: 345 m<sup>2</sup>

Grundstücksgröße: 746 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T681050/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T681050/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1535321

