



## €91400 - Rental Investment - Group of 3 Properties Close to The Shops. 2 Already Rented



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 107,627.11

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	02/12/2023

#### Περιγραφή:

Set of three dwellings, two of which are rented (see details). There is a shared courtyard in the centre of the U-shaped buildings and a small garden to the rear for one of the dwellings. The property is located close to the Civray shopping area, within walking distance. Some work is required. The dwellings are connected to mains drainage and 2 have oil-fired central heating.

#### HOUSE 1 WITH GARDEN (on one level; currently rented for €470/month)

-Kitchen / Dining room (18,15m<sup>2</sup>)

-Living room (22,80m<sup>2</sup>)

-Hallway (4,22m<sup>2</sup>)

-Bedroom 1 (12,59m<sup>2</sup>)



---

-Bedroom 2 (9m2)

-Shower room (4,74m2)

-WC (2,11m2)

-Boiler room (8,52m2)

-----

HOUSE 2 (not rented and requiring modernisation) WITH COURTYARD AND GARAGE (70m2)

-Fitted kitchen / dining room (28m2): tiled floor

-WC (1m2): tiled

-Bathroom (5m2): tiled floor, washbasin, bath with shower

-Living room (41m2): wooden floor, fireplace

-Bedroom (18m2): carpet, courtyard access

-Entrance hall (10m2): flagstones, access to small courtyard

-Large convertible attic upstairs with low beams and is insulated

-----

APARTMENT (ground floor; currently rented for €250/month) In poor condition

-Bedroom (14m2): parquet flooring

-Living room (22m2): tiled floor, single kitchen

-Shower room (2m2): tiled floor, WC, shower, washbasin

-----

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση: Must be reformed

## **Κοινά**

Κρεβατοκάμαρες: 4

Μπάνια: 3



---

Τελειωμένα τετραγωνικά 90 τ.μ  
πόδια:  
Μέγεθος αυλής: 642 τ.μ

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Utility details

Heating: Ναί

## Building details

Αριθμός ορόφων: 1

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX5.195.119

