#### **IMLIX Mercado Inmobiliario**



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



# Info Agente

Nombre: Christophe GUAY
Nombre Agence TIC Ruffec

empresa:

País: Francia Experience 1985

since:

Tipo de Selling a Property

servicio:
Specialties:

Property Type: Apartments, Houses Teléfono: +33 (545) 710-046

Languages: French

Sitio web: https://tic-ruffec.com

# Detalles del anuncio

Propiedad para: Venta

Precio: USD 104,992.23

## Ubicación

País: Francia

Estado/Región/Provincia: Nouvelle-Aquitaine

Ciudad: Civray
Código postal: 86400
Publicado: 25/02/2025

Descripción:

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 2470/month)

- -Kitchen / Dining room (18,15m2)
- -Living room (22,80m2)
- -Hallway (4,22m2)
- -Bedroom 1 (12,59m2)
- -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

1/2

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- -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

#### Común

Dormitorios: 4 Baños: 3

Pies cuadrados terminados: 90 m2 Tamaño del lote: 642 m2

Floor Number: 1

## **Room details**

Total rooms: 7

# **Building details**

Número de plantas: 1 Orientation: W

## Lease terms

Date Available:

### **Contact information**

IMLIX ID: IX7.344.928

