



## IMMEUBLE LOGEMENT ET LOCAL 72300 SABLE SUR SARTHE



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 228,830.18

### Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Sable sobre Sarthe
Código postal:	72300
Publicado:	04/04/2026

### Descripción:

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



Fabricado: 1900

## **Común**

Pies cuadrados terminados: 345 m2

Tamaño del lote: 746 m2

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web: [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)

## **Contact information**

IMLIX ID: 1535321

