



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



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 107,627.11

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	02/12/2023

Description:

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 (18,15m²)

-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

-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

Condition: Must be reformed

Commun

Chambres: 4

Salle de bains: 3



Pied carré fini:	90 m ²
Dimesions du lot:	642 m ²

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Utility details

Heating:	Oui
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Building details

Nombre de pieds carrés:	1
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Lease terms

Date Available:

Information additionnelle

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX5.195.119
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