



## Property with Business Space and Apartment



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 281,985.08

### Elhelyezkedés

Ország:	France
Írányítószám:	76430
Feladta:	2025. 12. 16.
Leírás:	

In the heart of Saint-Romain-de-Colbosc, this apartment building presents a genuine opportunity for a rental investment project. It comprises, on the ground floor, a commercial space currently rented for €508 per month, and, on the upper floor, a two or three -bedroom duplex apartment. The property offers significant potential, particularly with the possibility of renovations that will improve comfort and increase profitability.

The interior layout is designed for practicality and pleasant living. The commercial space benefits from prime visibility in the town center, ensuring stable occupancy. The duplex, currently vacant, offers generous living spaces: a large living room, a separate kitchen, and several bedrooms suitable for a couple or a family. Its two-level configuration gives it a unique charm and character.

The prime location in the center of Saint-Romain-de-Colbosc is a key advantage. Located steps from shops, services, and amenities, this property benefits from a location highly sought after by tenants, ensuring consistent demand and long-term investment appreciation.

Regarding energy performance, the commercial space is rated D (223) with a climate class of A, while the apartment boasts an energy class of E (245) and a climate class of E. The property therefore remains affordable while offering potential for energy efficiency improvements. A rare opportunity combining attractiveness and profitability in a desirable area.



Estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 prices: between €1,760 and €2,410.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Gyakori

Hálósobák: 3  
Fürdőszobák: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.016.656



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