



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 105,770.7

### Posizione

Nazione:	France
Cap:	86400
Pubblicato:	25/02/2025

### Descrizione:

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 (9m<sup>2</sup>)
- Shower room (4,74m<sup>2</sup>)
- WC (2,11m<sup>2</sup>)
- Boiler room (8,52m<sup>2</sup>)

**HOUSE 2** (not rented and requiring modernisation) **WITH COURTYARD AND GARAGE** (70m<sup>2</sup>)

- Fitted kitchen / dining room (28m<sup>2</sup>): tiled floor
- WC (1m<sup>2</sup>): tiled
- Bathroom (5m<sup>2</sup>): tiled floor, washbasin, bath with shower
- Living room (41m<sup>2</sup>): 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

## Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	90 mq
Dimensione del lotto:	642 mq
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.344.928

