



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



### Agent Info

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Service Type:	Selling a Property
Specialties:	
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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 107,627.11

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Geplaatst:	02-12-2023
Omschrijving:	

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>)

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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 (18m<sup>2</sup>): carpet, courtyard access

-Entrance hall (10m<sup>2</sup>): flagstones, access to small courtyard

-Large convertible attic upstairs with low beams and is insulated

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APARTMENT (ground floor; currently rented for €250/month) In poor condition

-Bedroom (14m<sup>2</sup>): parquet flooring

-Living room (22m<sup>2</sup>): tiled floor, single kitchen

-Shower room (2m<sup>2</sup>): tiled floor, WC, shower, washbasin

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Conditie: Must be reformed

## Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	90 m <sup>2</sup>



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Lot Afmeting: 642 m<sup>2</sup>

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Aantal verdiepingen: 1

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX5.195.119

