



IMMEUBLE LOGEMENT ET LOCAL 72300 SABLE SUR SARTHE



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 228,830.18

Location

Country: France
State/Region/Province: Pays de la Loire
City: Sable-sur-Sarthe
ZIP code: 72300
Posted: Apr 04, 2026

Description:

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 m², the building extends to around 345 m² 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



Built: 1900

Common

Finished sq. ft.: 345 sq m

Lot Size: 746 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T681050/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1535321

