



Property with Business Space and Apartment



Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 281,985.08

Localização

Country:	França
CEP:	76430
Adicionado:	16/12/2025

Informação adicional:

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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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Comum

Quartos de dormir:	3
Banheiro:	1

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.016.656



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