



## IMMEUBLE LOGEMENT ET LOCAL 72300 SABLE SUR SARTHE



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 228,144.69

### Местоположение

Страна:	Франция
Область:	Земли Луары
Город:	Sablé-sur-Sarthe
Почтовый индекс:	72300
Добавлено:	04.04.2026

#### Описание:

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 m<sup>2</sup>, the building extends to around 345 m<sup>2</sup> 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



Построен: 1900

## Общие

Готовые кв.м.: 345 кв м

Площадь участка: 746 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/AGHX-T681050/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T681050/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1535321

