

171 000 €

Contact agency

Agence BBii

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06300 Nice

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For sale ideal investor

14 rooms

Surface : 500 m<sup>2</sup>

Surface of the land : 149 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Dégagée

Inner condition : to renovate

External condition : GOOD

Couverture : slate

1 garage



### Ideal investor 8678-22 Quintin

IDEAL INVESTOR: Facing the Château and Lake QUINTIN (20km south-west of Saint-Brieuc) in this historic city which has 3,000 inhabitants: BUILDING of character in stone under slates: Ground floor + 2 levels + convertible attic. Total surface area of 500m<sup>2</sup> + a garage and a store of 36m<sup>2</sup> free of any occupation. The ground floor with a surface area of 90m<sup>2</sup> is currently rented. The whole is to be renovated and redistributed to create 6 apartments. 4 T2 type apartments on the 1st and 2nd floor, and 2 studios on the 3rd floor in the attic (architect's plans can be sent). The first priority being the repair of the roof. Demolition work has started, and materials (slates, skylights, etc.) are on site. Rental value: €60,000 / year. Collective sanitation with mains sewer Property tax: €2,374/year Price: €210,000 HAI (fees payable by the seller) Contact: Danielle STEENS: 06 28 49 44 22 – 04 97 22 24 83 Commercial agent: siret number: 398 390 831 000 53 Fees and charges : 171 000 € fees included

Document non contractuel

19/10/2024 - Prix T.T.C

