



Tél: 02 37 25 75 91

www.abisimmo28.com

483 000 €

**Buying idéal investisseur**

**Surface : 416 m²**

**Year of construction : 1948**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Amenities :**

double glazing, residential, visitor parking



### Idéal investisseur 34 Châteaudun

Ideally investor a very good profitable building, in the city center of Châteaudun. This unique property of category "investor", built before 1948. With a surface area of 416 m² on a plot of 1360 m², it offers a reasonable comfort of life. This building benefits from: a T3 apartment, 6 T2 apartments, a T1 apartment, and a gîte. The whole is currently rented for a total value of €5,490 per month. individual heating and hot water. Its interior condition is good. In addition, it offers correct services: double glazing, residential and places for your visitors. Come and discover this rare property on the market for an investment for the future.

#### Legal information

483 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
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Carte professionnelle CPI28012023000000014 - RCS 953 477 478

Document non contractuel - Barème de prix disponible sur notre site internet