

**Price on request**

**Buying immeuble**

12 rooms

Surface : 198 m²

Year of construction : 1950

Exposition : Nord ouest

View : Dégagée

Hot water : Individuelle

Inner condition : good

Building condition : good

**Features :**

calm, double glazing, Volets manuel

7 bedroom

1 bathroom

4 show ers

5 WC

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

07/12/2025 - Prix T.T.C



**Immeuble 8876-55 Saint-Brieuc**

**EXCELLENT INVESTMENT OPPORTUNITY!** Located in a sought-after neighborhood of SAINT-BRIEUC, this rental building includes 5 apartments currently leased, generating an annual gross rental income of €31,620.00 Gross yield: approximately 8.4%. **BUILDING** in good overall condition, well maintained. Close to amenities, public transport, schools, and the city center. Built of stone, with a cellar and slate roof. The layout is as follows: On the ground floor: 1 studio and 1 two-room apartment. On the 1st floor: 1 three-room apartment (two bedrooms, living room, bathroom/wc, and kitchen) On the 2nd floor: 1 three-room apartment (two bedrooms, living room, bathroom/wc, and kitchen) On the 3rd floor under the eaves: a two-room apartment (bedroom, living room with open kitchen, bathroom/wc). Floors are concrete slabs on the ground, 1st and 2nd floors, and wooden flooring on the 3rd floor. All window frames are PVC double glazing, manual aluminum shutters, individual electric heating meters, hot water supplied by electric heaters, fiber optic connection. Intercom and parking spaces. Courtyard at the rear. No condominium fees, Energy class: E Property tax: €3,000 per year Sewage system: connected to the public sewer Price: €425,000, fees payable by



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

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

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904