

**Price on request**

**Buying idéal investisseur**

**11 rooms**

**Surface : 198 m²**

**Surface of the land : 150 m²**

**Year of construction : 1960**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Ardoises**

**Features :**

calm

7 bedroom

1 bathroom

4 showers

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



**Idéal investisseur 8876-60 Saint-Brieuc**

**EXCELLENT INVESTMENT OPPORTUNITY!** Located in a sought-after neighborhood of SAINT-BRIEUC, this income property includes 5 apartments currently rented, generating an annual gross rental income of €31,620.00 Gross yield: approximately 8.4%. **BUILDING** in generally good condition, well maintained. Close to amenities, transportation, schools, and downtown. Built in stone, with a cellar and slate roofing. It is laid out as follows: On the ground floor: 1 studio and 1 one-bedroom apartment. On the 1st floor: 1 two-bedroom apartment (two bedrooms, living room, bathroom/WC, and kitchen) On the 2nd floor: 1 two-bedroom apartment (two bedrooms, living room, bathroom/WC, and kitchen) On the 3rd floor under the eaves: 1 one-bedroom apartment (bedroom, living room with open kitchen, bathroom/WC). Flooring is concrete slab on the ground, 1st, and 2nd floors, and wooden floorboards on the 3rd floor. All window frames are PVC double glazing, aluminum manual shutters, electric heating with individual meters, hot water supplied by electric tanks, fiber connected. Intercom and parking spaces. Courtyard at the back. No condominium fees, Energy rating: E Property tax: €3,000 per year Collective sanitation: mains sewer system Price: €425,000 fees paid 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