

Immeuble Choisy-le-Roi 300 m²



PRIX DE VENTE : 645 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Ideally located, this freehold investment property offers an excellent opportunity combining secured rental income and development potential.

The property consists of three distinct lots, distributed as follows:

RESIDENTIAL SECTION (Immediate Income):

Two apartments currently ****RENTED****, ensuring cash flow immediately upon acquisition:

Lot 1: A large 3/4-room apartment, offering spacious interiors.

Lot 2: A 2-room apartment (1 bedroom), ideal for single tenants or couples.

COMMERCIAL SECTION (Value Enhancement Potential):

Lot 3: A large 4-room commercial space, sold **VACANT**.

*** *The Investor Asset:*** Ideal for setting up offices, a liberal profession, a retail shop, or for leasing at current market rates to maximize the building's overall profitability. Flexible layout options to suit needs.

EXTERIORS & PARKING:

A rare asset in the city: the building features a private inner courtyard** allowing parking for 3 vehicles. Access is provided via a secure garage door.

THE INVESTMENT PROJECT:

Yield: Good existing profitability thanks to current leases.

Optimization: Strong potential to increase yield by renting out the commercial space (or conversion subject to local zoning regulations).

Condition: Sound building (clean façade, renovated roller shutters, compliant technical diagnostics).

Don't miss this smart asset investment opportunity.

Contact us today to review the rental records.

CARACTÉRISTIQUES

Type de bien :	Immeuble	Surface :	300.0 m ²	Taxe foncière :	€6.00
NB de pièces :	9 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : G 489

Indice d'émission de gaz à effet de serre (GES) : C 19



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Plan du premier étage

