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Investment property near Gien on land of 3771 m².

Gien , **Loiret** , **Loire Valley**



€477,000

inc. of agency fees

6 Beds **560 sqm** **0.38 ha**

Old building of 600m², divided into 6 individual dwellings for a total of approximately 560m² of living space. It includes 5 duplex apartments of 92 m² and 1 of approximately 100m² with individual terrace...

At a Glance

| | | | | | |
|------------------|--------------|----------------|------|------------------|----------|
| Reference | MFH-CJC02038 | Near to | Gien | Price | €477,000 |
| Bed | 6 | Pool | No | Hab.Space | 560 sqm |
| Land | 0.38 ha | | | Land Tax | N/A |

Property Description

Old building of 600m², divided into 6 individual dwellings for a total of approximately 560m² of living space. It includes 5 duplex apartments of 92 m² and 1 of approximately 100m² with individual terrace and parking. Potential for development on the 2nd floor on the total surface area of the house. Currently, work on 3 housing units has been completed, others are being completed. The sale will therefore relate to an

unfinished construction, envisaged in its state at the time of purchase. All work is carried out to obtain optimal energy performance. The materials and methods used for the renovation of each accommodation are identical, only the heating systems may vary (heat pump, pellet stove, electric radiators) Great opportunity for profitability for furnished rentals, with the possibility of renting in Airbnb or in gîte, due to high demand in the sector. Gien commercial area 3km away. Model housing in DPE: B (93kwh/m²/year) and GES:A (3kg/CO₂/m²/year). Estimated annual energy costs for housing between EUR560 and EUR810/year (average energy price indexed as of 01/01/2021, subscriptions included)

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Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 6 |
| Price | €477,000 |

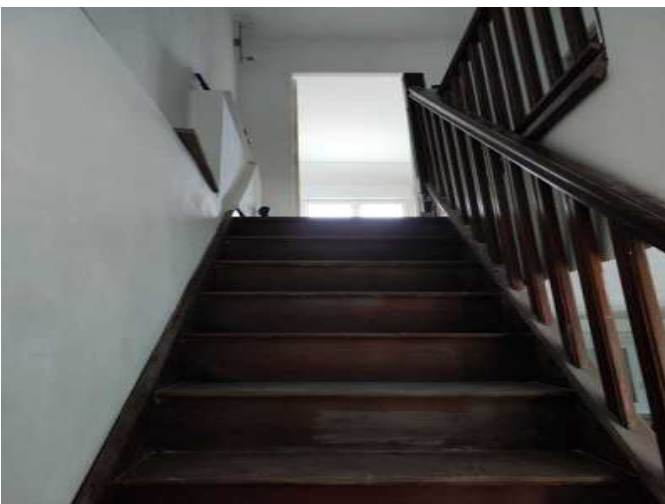
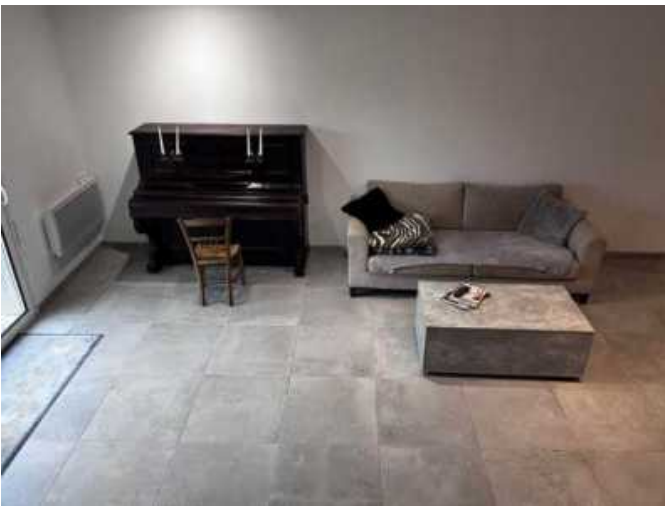
Key Information

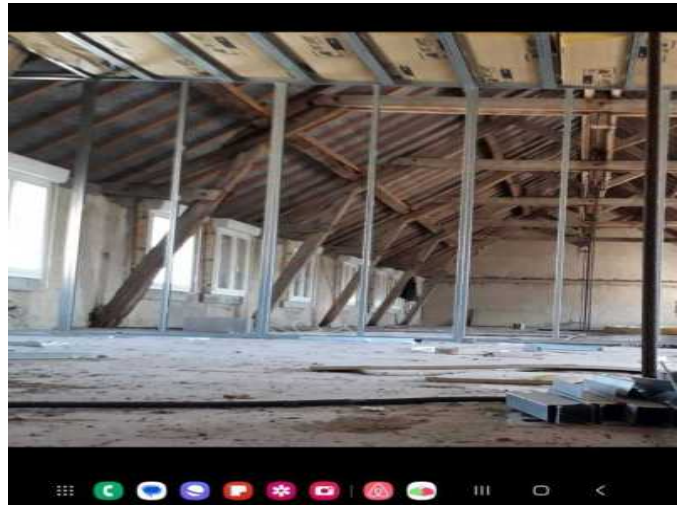
| | |
|----------------|---------|
| Internal Area: | 560 sqm |
| Land Area: | 0.38 ha |

Location: Loire Valley



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

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