

[Click to view MFH-CJC02038](#)

## 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  
**Bed** 6  
**Land** 0.38 ha

**Near to** Gien  
**Pool** No

**Price** €477,000  
**Hab.Space** 560 sqm  
**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)

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.



Summary

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

Key Information

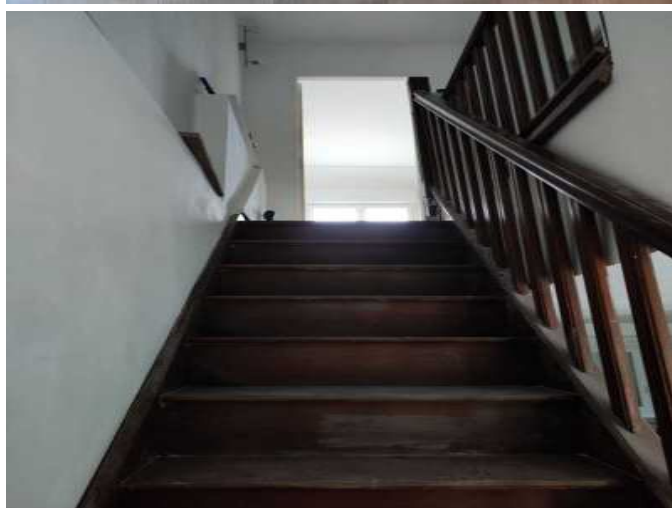
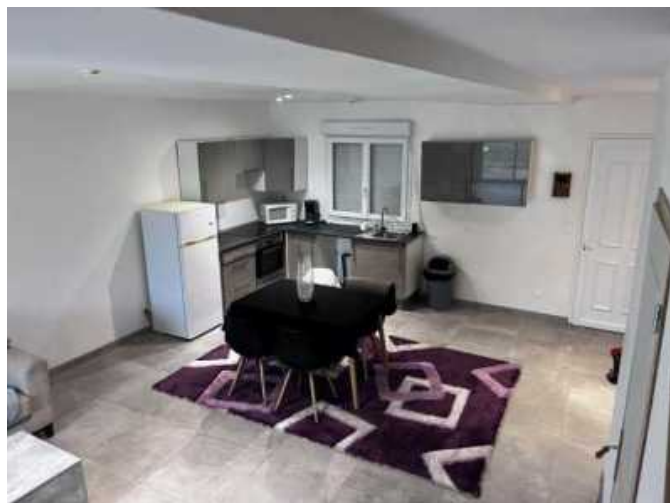
Internal Area:	560 sqm
Land Area:	0.38 ha

Location: Loire Valley

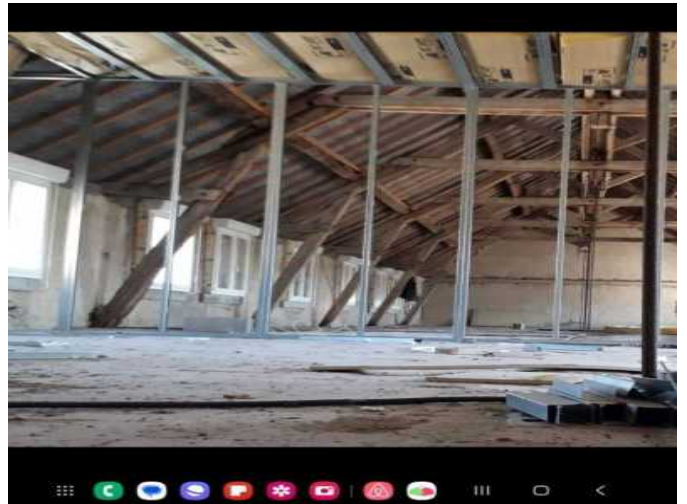




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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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