

Centre de BLOIS, historic 165 m . Building with 4 flats income 2,325 flat refurbished.

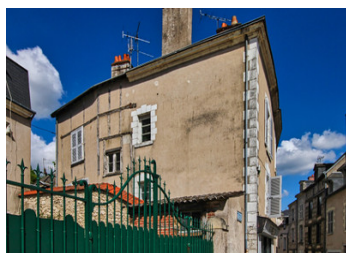
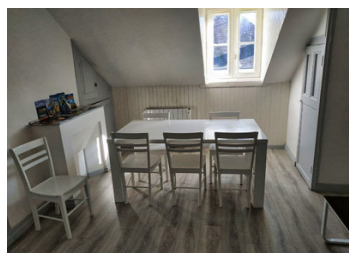


INFORMATION

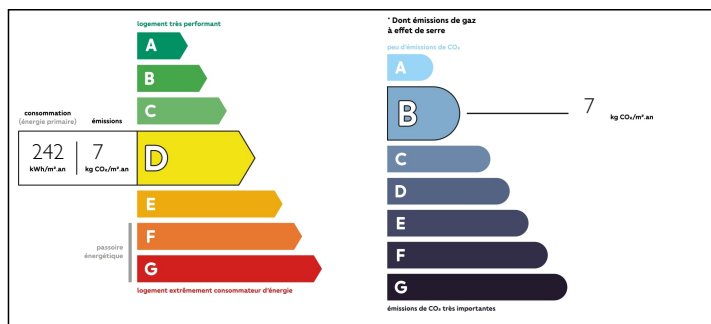
Town:	Blois
Department:	Loir-et-Cher
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	175 m2

IN BRIEF

In Blois, in the centre of the city, on the historic street near the town hall and the quays of the Loire. Quatre apartments currently for rent. Potential income for investment in stone. BLOIS is the prefecture of Loir et Cher with all shops and cultural and sporting activities Loire by bike, museums, shops on foot Zoo of Beauval at 1 h



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2103 EUR

NOTES

DESCRIPTION

Fully let furnished, it generates €2,295 of rent per month.

Located on rue du Bourg Saint Jean, this building is in a quiet location in the historic centre, just a stone's throw from the Loire and on the edge of the shopping area.

It has all the services you need for a peaceful lifestyle, and easy parking.

A residential building located in Blois (Loir-et-Cher), comprising; the building is in the historic town centre area. It comprises : + a ground floor one-bedroom apartment of around 50 m² with a 30 m² cellar, part of which is fitted out. It has been rented for €570 since March 2022. + a ground-floor one-bedroom apartment of approx. 40 m², rented for €550 since May 2022. + a ground-floor 2-roomed apartment (approx. 40 m²) rented for €550 since summer 2022. + a one-bedroom apartment (ground floor) of around 35 sq. m. rented for €575 since February 2023. Each tenant pays a fixed charge of €20 (TEOM, shared electricity, cold water). The flats are furnished. They have separate WCs. Property tax of €1,941. The tenants are usually students from INSA or ESPE, hospital staff, young professionals arriving in Blois, etc. The building is in good working order, but could do with some embellishment.

Basement: a cellar for the ground floor flat.

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Situated on...