LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46111LEG94 Price: 600 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (566 038 EUR without fees)

Saint-Mandé 94130 | Commercial Sushi | Great investment















ENERGY - DPE

DPE blank.

INFORMATION

Town:	**Saint-Mandé**
Department:	**Val-de-Marne**
Bed:	**0**
Bath:	**0**
Floor:	**41 m2**
Plot Size:	**0 m2**

IN BRIEF

SAINT-MANDÉ 94130 | PRIME COMMERCIAL PROPERTY INVESTMENT | SOUGHT-AFTER SHOPPING STREET

Located in the prestigious Golden Triangle of Saint-Mandé, on a well-known shopping street in a traditional, safe residential neighbourhood at the gates of Paris.

Ground floor of approx. 41 m² (441 sq ft) with shop and kitchen, plus a basement with storage and staff rooms (total 53.88 m² / 580 sq ft). Currently a sushi restaurant.

Metro Line 1 (5-min walk), buses 86 and 325, tram T3a (8 min) and schools nearby with schools and hospitals close by.

Price: €600,000 (agency fees included)
Announced yield: 6%

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.

Ref: A46111LEG94 Price: 600 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (566 038 EUR without fees)







LOCAL TAXES

Taxe foncière: **3615 EUR**

NOTES

DESCRIPTION

A RARE OPPORTUNITY IN SAINT-MANDÉ'S PRESTIGIOUS GOLDEN TRIANGLE

Discover a commercial property investment opportunity in the heart of Saint-Mandé's sought-after Golden Triangle, in a historically peaceful, residential and highly desirable neighbourhood on the doorstep of Paris.

Combining an established location, an existing restaurant business and an attractive residential setting, this property offers international investors an opportunity to explore commercial real estate ownership in one of the most appealing areas of the eastern Paris region.

ADVERTISED RENTAL YIELD: 6%

For investors seeking to diversify their portfolios with a tangible asset in the Paris area, this property deserves immediate consideration.

A PRIME LOCATION ON THE DOORSTEP OF PARIS

Saint-Mandé benefits from immediate proximity to Paris while retaining a distinctive residential character and a peaceful atmosphere. Its established urban environment, local amenities, public transport connections and nearby schools contribute to the appeal of this sought-after commune.

The Golden Triangle is particularly appreciated for its residential setting and quality of life. The surrounding neighbourhood provides an established environment for local businesses serving residents and the wider community.