

# AGENCE COURRIN

FONDÉE EN 1913

www.agencecourrin.fr

525 000 €

For sale house

Surface : 355 m<sup>2</sup>

Year of construction : 1900

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

double glazing

8 bedroom

5 bathrooms

5 showers

5 WC

1 cellar



## House 1386 Grasse

Located in the heart of the Grasse area, close to roads and amenities, investment property, ideal for a rental investment. It is composed as follows: -3-room apartment of 65 m<sup>2</sup> rented for €750 excluding tax/month -3-room apartment of 57 m<sup>2</sup> rented for €745 excluding VAT/month -3-room apartment of 47.35 m<sup>2</sup> rented for €750 excluding VAT/month -3-room apartment of 61 m<sup>2</sup> rented for €758 excluding tax/month -Commercial premises of approximately 90 m<sup>2</sup> (hair salon) rented for €1000/month -Possibility of renting a commercial space for around €600/month. Or a total annual rent of €55,236/year. Net profitability before taxes and social security contributions: 8.88%. Energy class: E. Building offered co-exclusively by your ORPI real estate agency.

### Legal information

525 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 3000 and 4000 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet