

## 995m<sup>2</sup> building located 5km from Paris (Clamart)

residential / commercial house / purchase

### General information

#### General

Property nr:	M55
Address:	FR-92140 Clamart Hauts-de-Seine France
Region:	Ile-de-France

#### prices

purchase price:	3,595,000.00 EUR
agent fee / commission:	Fees payable by the seller.

#### measures

number of residential units:	5
commercial area:	995 m <sup>2</sup>
number of parking spaces:	3

#### condition

year of construction:	1975
age:	old building
year of refurbishment:	2023

#### administration

type of use:	commercial, habitation, investment
rented:	yes
rented (in %):	80
under monumental protection:	no

#### energy certificate

energy certificate available:	yes
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#### detailed description

We offer you a building located in Clamart, 10km from the center of Paris and 5km from the ring road.

The floor space is 990m<sup>2</sup>, the building is made up of a semi-buried basement, a ground floor and a straight floor under a roof terrace. The whole is made up of premises for various craft activities as well as housing. The concrete building is of very solid construction, in good condition it has been renovated in recent years.

Rental situation: the building is almost entirely rented. The rent received is around €130,000 without charges and the targeted rent is around €155,000 without charges.

This offer represents an interesting investment opportunity, especially if we see things in the long term with the expansion of Paris through the Grand Paris Express project.

Fees payable by the seller.

For further details on this offer or to arrange a viewing please contact us directly.

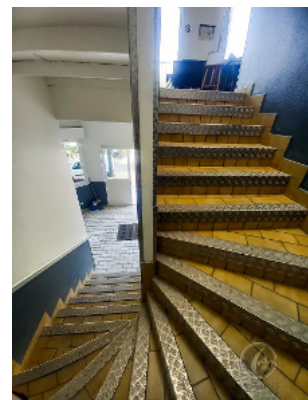
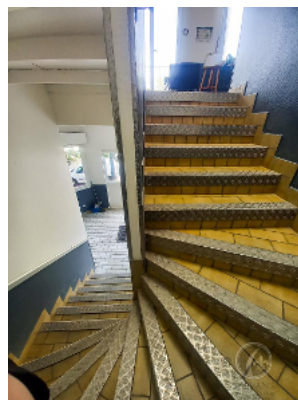
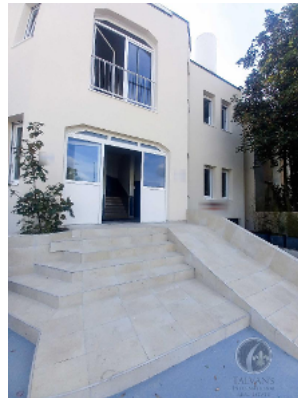
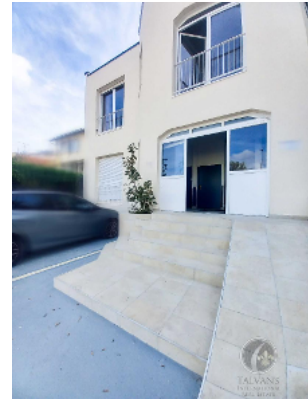
DPE: Virgin – non-exploitable consumption

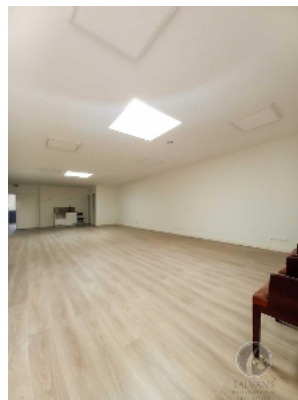
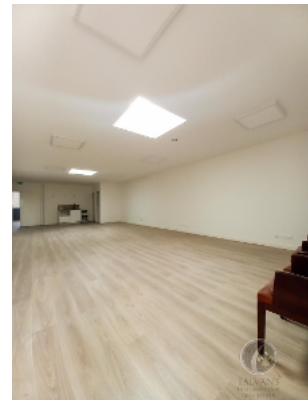
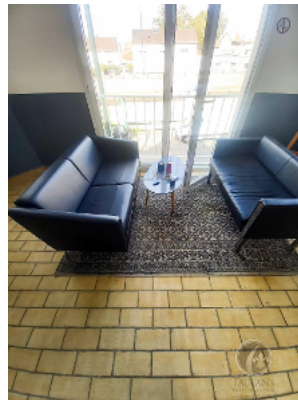
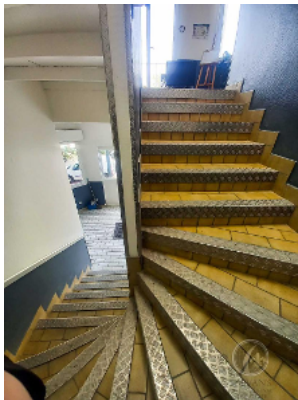
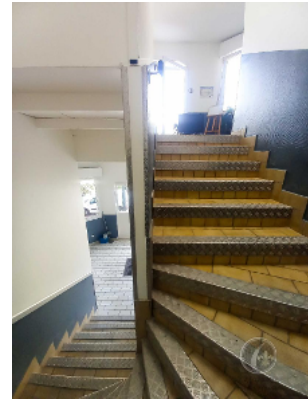
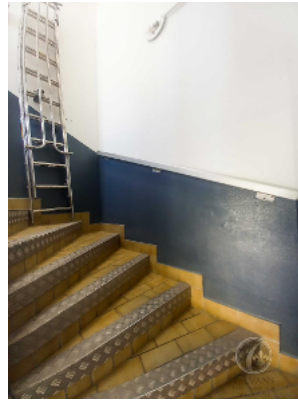
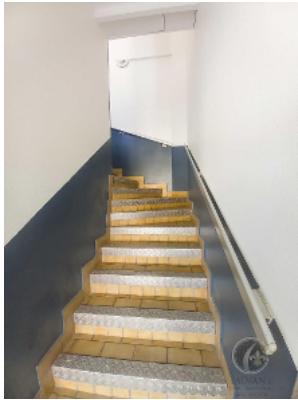
GHG: Virgin – non-exploitable consumption

Name of the agent in charge of the sale: Mr Sylvain Serge Talvan – 06 58 49 85 16 – [sylvain@talvans.com](mailto:sylvain@talvans.com) Status: Holder of the Transaction card No.: CPI 7501 2018 000 030 535 - NON-HOLDING OF FUNDS - LACK OF FINANCIAL GUARANTEE

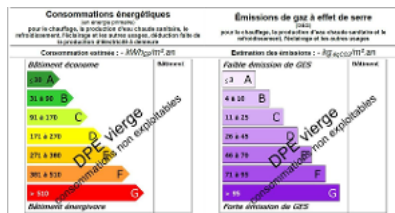
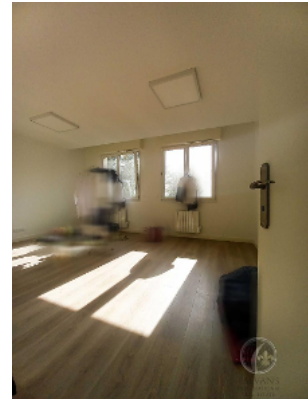
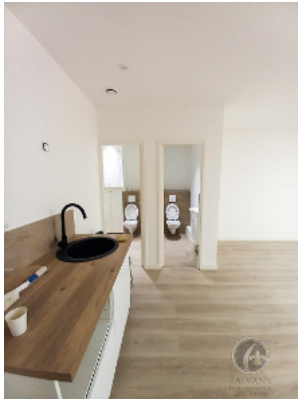
Prices & information: Talvan's International - Paris Real Estate Agency (search on Google) or [TALVANS.COM](https://TALVANS.COM)

## Gallery











Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

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