



995m² building located 5km from Paris (Clamart)

residential / commercial house / purchase

General information

General

Property nr:	M81
Address:	FR-92140 Clamart Hauts-de-Seine France
Region:	Ile-de-France

prices

purchase price:	3,190,000.00 EUR
agent fee / commission:	Fees payable by the seller.

measures

number of residential units:	5
commercial area:	995 m ²
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 990m², 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.

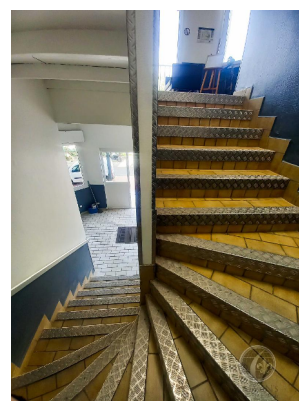
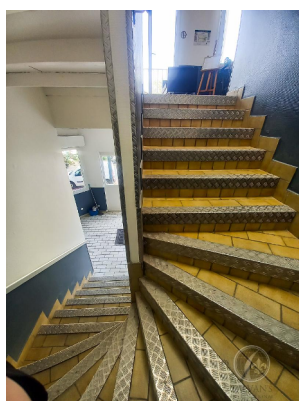
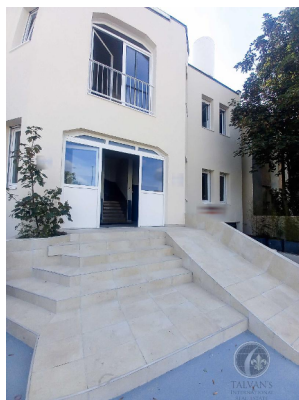
DPE: Virgin - non-exploitable consumption

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 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

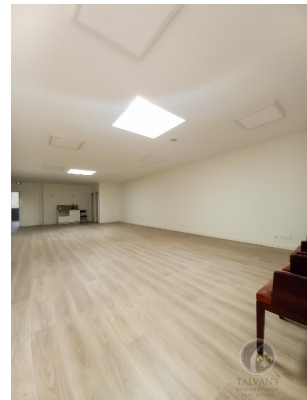
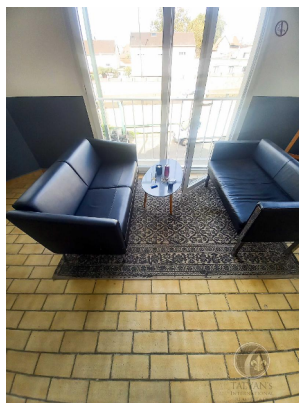
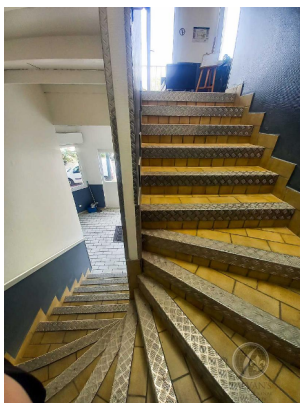
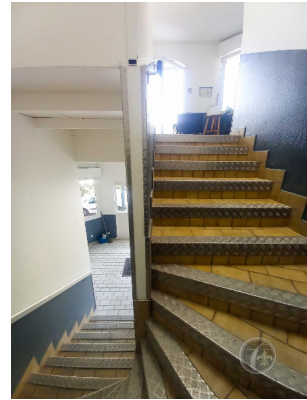
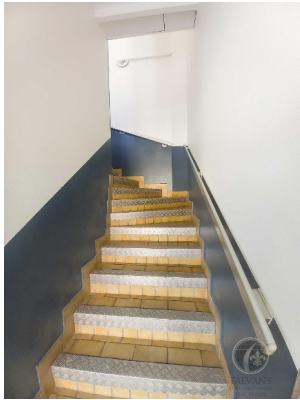
Gallery

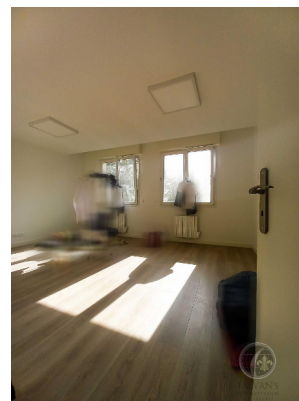
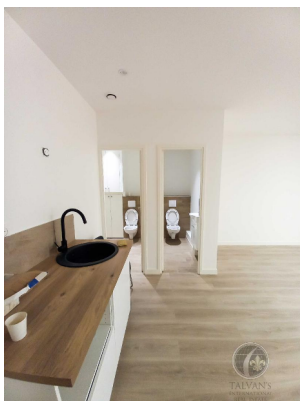




TALVAN'S
INTERNATIONAL
REAL ESTATE

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





Consommations énergétiques		Émissions de gaz à effet de serre	
pour le chauffage, la production d'eau chaude sanitaire, le refroidissement, le réfrigération et les autres usages, déduction faite de la production d'électricité à domicile		pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, le réfrigération et les autres usages	
Consommation estimée : - kWh/(m².an)		Estimation des émissions : - kg CO ₂ eq/(m².an)	
≤ 15	A	≤ 5	A
16 à 30	B	6 à 10	B
31 à 50	C	11 à 25	C
51 à 70	D	26 à 45	D
71 à 90	E	46 à 70	E
91 à 120	F	71 à 95	F
121 à 150	G	> 95	G
> 150	G		

Échelle de consommation énergétique et d'émissions de gaz à effet de serre. Les classes A et B sont considérées comme des consommations non exploitables.



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

Agency

The offer is managed by

Company:	Talvan's International Real Estate
Address:	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
Controlling authority:	CCI Paris France
Company registry:	839 611 308 RCS de Paris, France
VAT ID:	FR16839611308
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