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## 400m2 building in the center of Meximieux

Meximieux , Ain , Auvergne-Rhône-Alpes



# €799,000

inc. of agency fees

11 Beds      400 sqm      0.09 ha

This investment building offers attractive rental profitability, perfect for informed investors. Ideally located in the heart of Meximieux, this prime location meets all requirements in terms of amenities,...

### At a Glance

<b>Reference</b>	MFH-EAL4003EL-2	<b>Near to</b>	Meximieux	<b>Price</b>	€799,000
<b>Bed</b>	11	<b>Pool</b>	No	<b>Hab.Space</b>	400 sqm
<b>Land</b>	0.09 ha			<b>Land Tax</b>	N/A

### Property Description

This investment building offers attractive rental profitability, perfect for informed investors. Ideally located in the heart of Meximieux, this prime location meets all requirements in terms of amenities, with immediate proximity to shops, schools and transport. Meximieux train station, just a 5-minute walk away, provides a quick connection to La Part Dieu station in just 30 minutes, thus enhancing the accessibility of the property. The structure of the building consists of a spacious townhouse of 200 m2, type T5 on 3 levels, including a terrace, a cellar and a parking space. In addition, a set consists of five apartments, ranging from studios to T3,

it ensures a varied rental offer meeting the strong demand in the sector. The property complex also includes six garages and a courtyard, adding significant value to the investment. Each apartment benefits from a private cellar in the basement and access to a shared garden, thus offering additional living spaces and valuable amenities. In terms of independence of services, each lot is equipped with its own water meter and its own electricity meter, guaranteeing simplified and transparent management. This property presents a unique opportunity to invest in a strategic location, with sustained rental demand and comprehensive infrastructure in Meximieux. DPE in progress

## Summary

Property type:	House
Bedrooms:	11
Price	€799,000

## Key Information

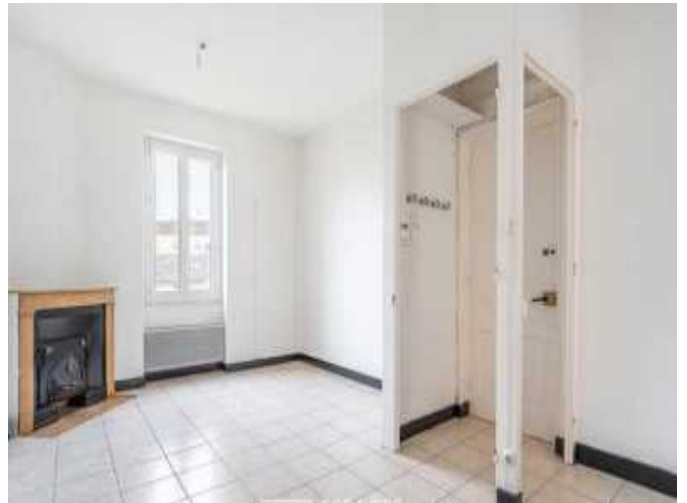
Internal Area:	400 sqm
Land Area:	0.09 ha

## Location: Auvergne-Rhône-Alpes



## Gallery









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