

# FIERCE

I M M O



## SINGLE-FAMILY HOUSE CONVERTED INTO 5 APARTMENTS

Rue de Danemark 8, 1060 Saint-Gilles

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|                        |                   |
|------------------------|-------------------|
| <b>Reference</b>       | 7307036           |
| <b>Price</b>           | € 469.000         |
| <b>Ground surface</b>  | 80m <sup>2</sup>  |
| <b>Living surface</b>  | 270m <sup>2</sup> |
| <b>Terrace surface</b> | 20m <sup>2</sup>  |
| <b>Bedrooms</b>        | 5                 |
| <b>Bathrooms</b>       | 5                 |

## Description

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Just a stone's throw from the Gare du Midi and close to all amenities, discover this single-family house currently converted into five apartments, generating a **monthly rental income of €3,696.07**.

**The property is composed as follows:**

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**Ground floor:** two duplex studios.

◦

The first, at the front, includes a living area with sleeping space and a semi-equipped kitchen on the ground floor, with a bathroom and toilet in the basement.

◦

The second, at the rear, also features a living and sleeping area with a semi-equipped kitchen on the ground floor, and a bathroom with toilet in the basement.

•

**First floor:** a one-bedroom apartment comprising an entrance hall, a living room with a semi-equipped open kitchen, one bedroom, and a bathroom with toilet.

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**Second floor:** a one-bedroom apartment identical to the first floor, with an entrance hall, living room, semi-equipped open kitchen, one bedroom, and bathroom with toilet.

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**Third floor:** a final duplex apartment including a living area, a semi-equipped kitchen, a bathroom with toilet, one bedroom, and a converted attic space.

**Additional features:** individual utility meters, cellars, and a shared courtyard.

**Monthly rental income:**

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Ground floor front: €695

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Ground floor rear: €576.07

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First floor: €765

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Second floor: €815

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Third floor: €845

**Total: €3,696.07**

**A must-see!**

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## Essential info

|                             |                   |
|-----------------------------|-------------------|
| <b>Reference</b>            | 7307036           |
| <b>Type</b>                 | House             |
| <b>Ground surface</b>       | 80m <sup>2</sup>  |
| <b>Living surface</b>       | 270m <sup>2</sup> |
| <b>Terrace surface</b>      | 20m <sup>2</sup>  |
| <b>Garden surface</b>       | 20m <sup>2</sup>  |
| <b>Year of construction</b> | 1893              |
| <b>Availability</b>         | Immediately       |

## Required info

|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 304                       |
| <b>EPC Label</b>                  | F                         |
| <b>Urban planning destination</b> | Unknown                   |
| <b>Urban planning permit</b>      | No                        |
| <b>Subdivision permit</b>         | No                        |
| <b>Summons</b>                    | No                        |
| <b>Court decision</b>             | Unknown                   |
| <b>Right to sell</b>              | Unknown                   |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

**Toilets** 5

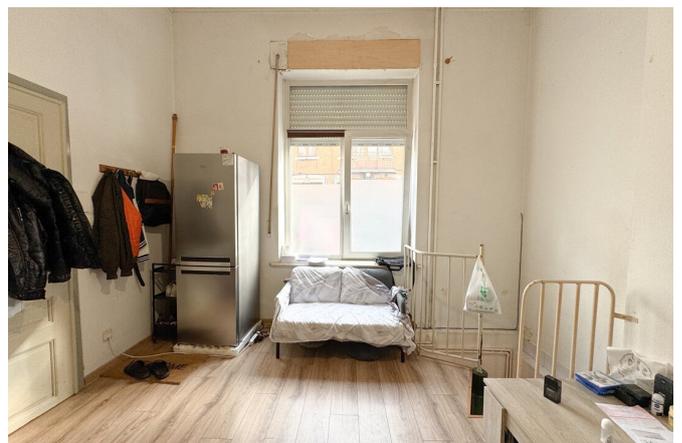
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## Interested in this estate?

Contact us for more information



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