

**DUPLEX (41m ) + private terrace + parking in a hotel residence . Guaranteed rents 6188 TTC for 2025**



## INFORMATION

Town:	Chartres
Department:	Eure-et-Loir
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	5 m2



## IN BRIEF

Fully equipped duplex with mezzanine bedroom  
Ideal for an investor.

The property is managed by a professional manager under a commercial lease, ensuring you receive rent payments from the moment of purchase, regardless of whether the property is rented or not.

Fully equipped duplex with mezzanine bedroom in a hotel residence, terrace, and 1 dedicated parking space.

Close to the center of Chartres

Annual rent including tax: \$6,188.00

Commercial lease term (in years): 9 years - RENEWED IN 2020

Number of rooms: 2

Year of construction: 2012

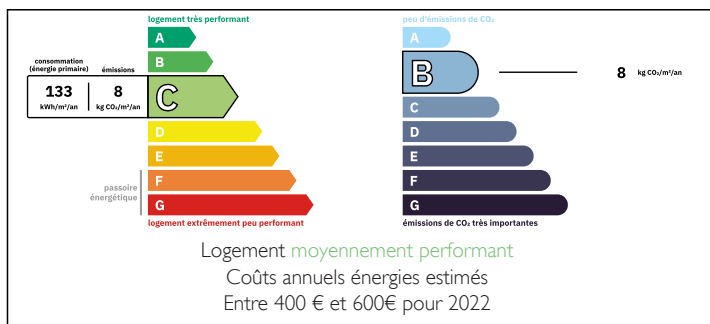
Monthly co-ownership charges: \$414.56/QUARTER

Property tax 2024: \$869

GROSS RETURN: 6.95

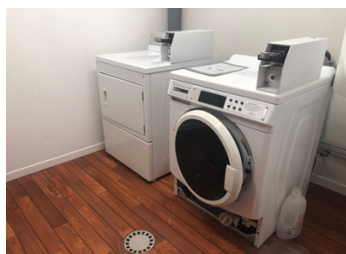
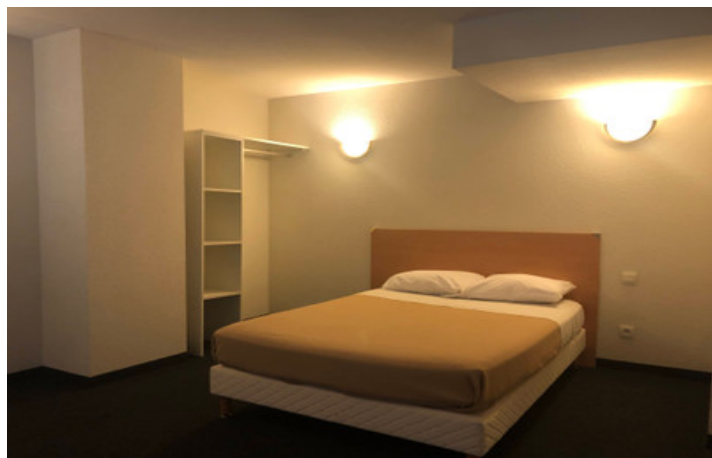
Calculation details (rent including tax)/(property

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This 41 m<sup>2</sup> duplex apartment, located on the ground floor, offers a functional layout: an entrance hall with cupboards and kitchenette, a bathroom with toilet, a living room, and an internal staircase leading to a mezzanine. A private and exclusive terrace and outdoor parking complete the package.

About the residence:

The residence is a business residence ideally located in the Parc d'Archevilliers business park, 6 km from Chartres train station and the city center, with quick access to the A11 motorway and Orly airport. Its location close to transportation and business areas is a major advantage.

The establishment offers a range of comprehensive services: free parking, bicycle parking, video surveillance, intercom, disabled access, laundry room, gym, high-speed internet, crockery kit, and linen kit. The co-ownership comprises several dozen furnished and equipped apartments.

## LOCAL TAXES

Taxe habitation: EUR

Details Hotel facilities and services at the Residence:

Reception,

Free parking, video surveillance

Access for people with reduced mobility

Laundry facilities

Gym

Fiber internet

Television

Dishware kit

Linen kit

Baby kit

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>