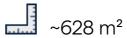


Investment property

Price upon request



n° ref. **039230**



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SITUATION AND DESCRIPTION

Nestled in a peaceful neighborhood and ideally located close to all amenities and public transport, this building represents an exceptional opportunity for investors seeking an attractive return.

Featuring 8 apartments, a commercial space and 12 parking spaces, this building was completely renovated in 2011 and has benefited from meticulous maintenance ever since. Renovations have been carried out with care, using high-quality materials to provide a comfortable and attractive living environment.

Each apartment has been furnished with care, showcasing elegant finishes and well-appointed spaces. Residents will appreciate modern comforts combined with the charm of traditional architecture.

Whether you're an experienced investor looking for lucrative opportunities or a newcomer to the real estate market, this building offers solid, sustainable yield potential.

8 apartments and 1 commercial space 12 outdoor parking spaces Gross yield minimum: 4.52% Net rental income: 126'600.-

SURFACES

Living area $\sim 628 \text{ m}^2$

DISTANCES

Public transports 197 m
Primary school 2516 m
Stores 684 m
Restaurants 391 m

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LOCATION

The building's location in Fully offers a peaceful setting while remaining close to various amenities and services. Here's an overview of the proximities:

Supermarkets and grocery stores: Well-stocked supermarkets and local grocery stores can be found within a few minutes' drive of the Route du Chavalard, offering a variety of food products and household items.

Bakeries and patisseries: Artisan bakeries offering fresh bread, viennoiseries and pastries are also accessible nearby for your baked goods needs.

Bus stops: Bus stops are located close to the Route du Chavalard, offering convenient links to different parts of Fully as well as to neighboring towns.

Nearest train station: The nearest train station is a short drive away, offering rail connections to Martigny, Sion and other destinations.

Schools: Primary and secondary schools are nearby, offering educational options for families with children.

Health services: Doctor's surgeries, pharmacies and medical clinics are also accessible nearby, guaranteeing local healthcare for residents.

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8

2011

INFORMATION

Number of flats Year of restoration

PROXIMITY

• City centre

Village

Park

• Green

Mountains

Vineyard

Residential area

• Shops/Stores

• Shopping street

Bank

Post office

• Restaurant(s)

Pharmacy

• Railway station

Bus stop

Playground

Nursery

Preschool

Primary school

Secondary school

• Secondary II school

• Hospital / Clinic

• Doctor

OUTSIDE CONVENIENCES

• Balcony/ies

• Terrace/s

Garden

Greenery

• Parking

INSIDE CONVENIENCES

Without elevator

• Double glazing

Bright/sunny

• With front and rear view

FLOOR

• Tiles

• Parquet floor

CONDITION

Good

• To be renovated

ORIENTATION

South

West

EXPOSURE

Optimal

All day

VIEW

Clear

STYLE

Classic

FINANCIAL DATA

Price Availability Price upon request

To be discussed

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