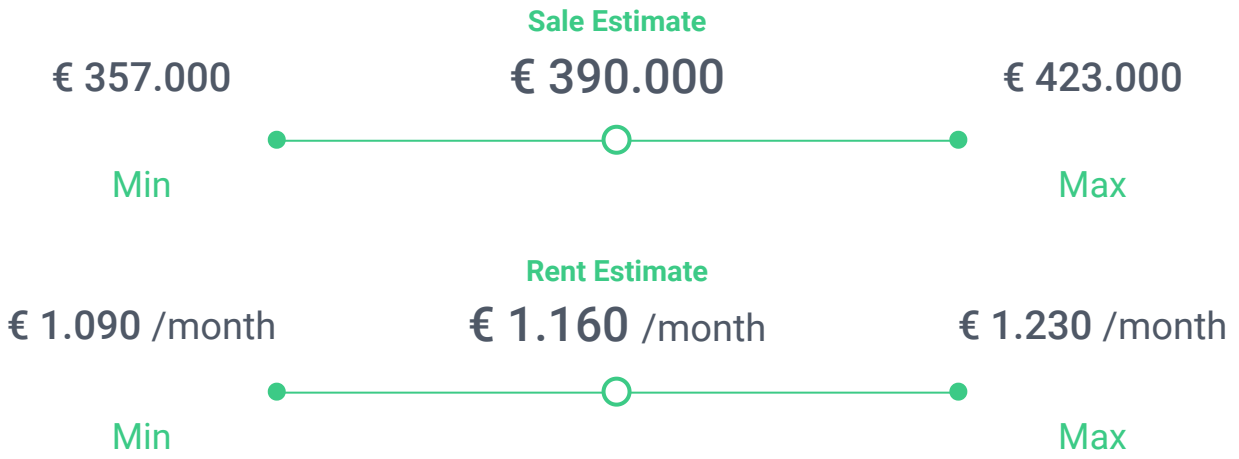




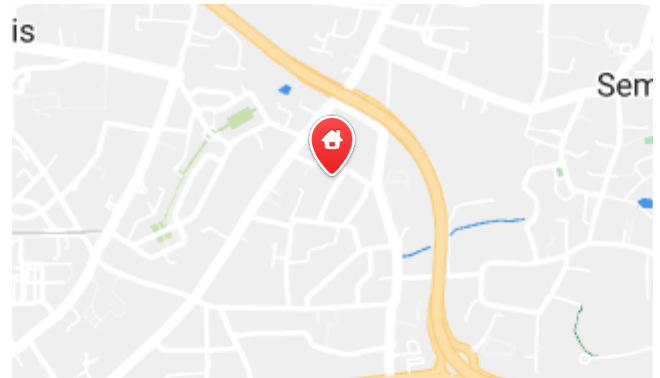
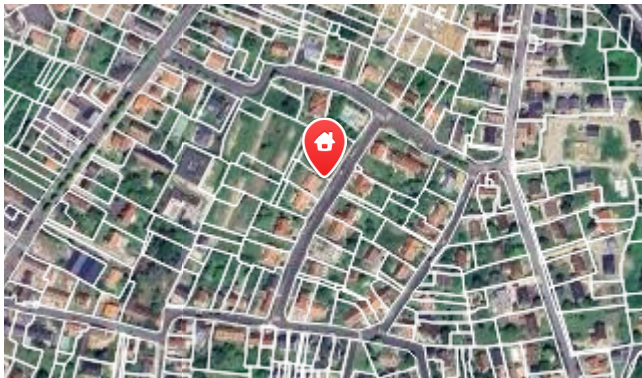
Property valuation report 3 Mar 2024

9 Rue Fernand Gravier, 45000 Orléans - Centrum, Orléans

9 Rue Fernand Gravier, 45000 Orléans - Centrum, Orléans



Property location



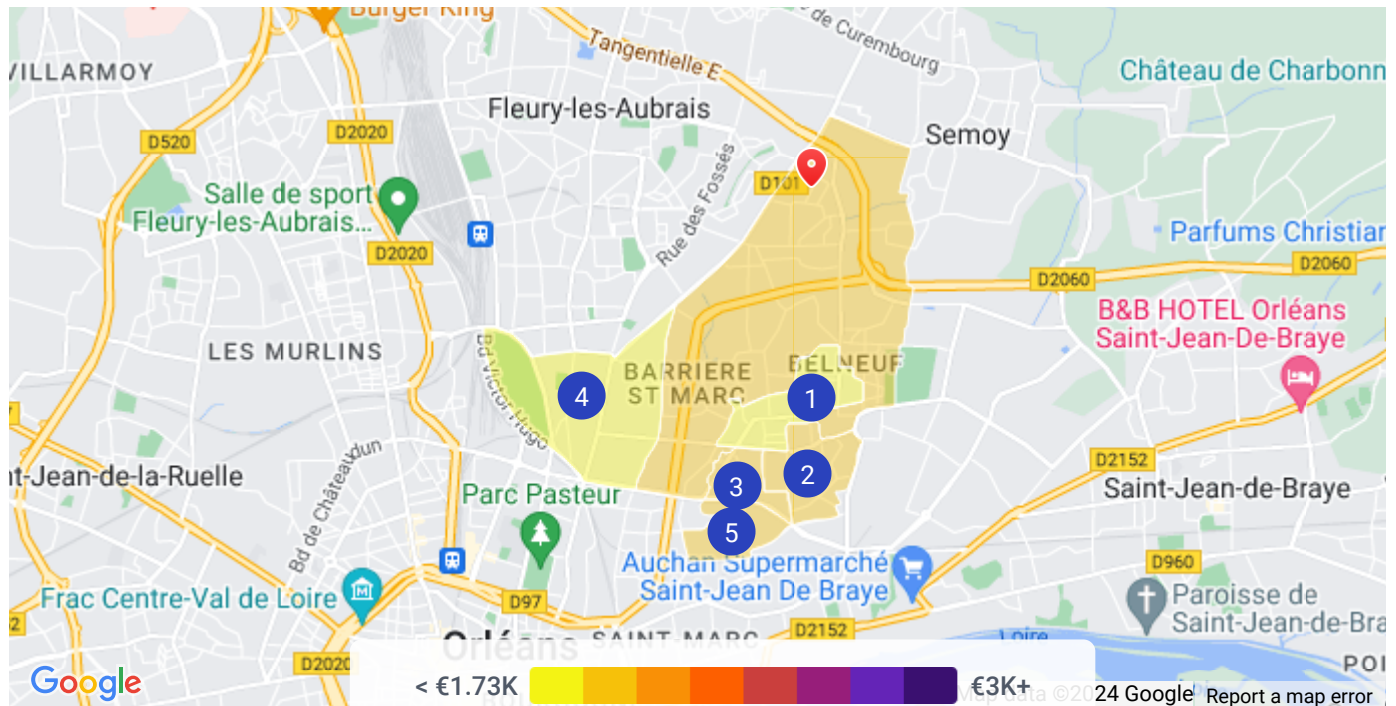
1 Property info

Property type	House
Places	5
Bedrooms	3
Bathrooms	1
Habitable area	180 m ²
Lot size	535 m ²
Year built	No data entered
Year renovated	No data entered
EPC value	250kwh/m ²
Energy classification	C

2 Market insights

Average price/m² habitable area

(in comparison with Argonne-Champ Chardon-Fontaine-Nécotin)



ARGONNE-CHAMP CHARDON-FONTAINE-NÉCOTIN

€ 1.950/m²

1

MARNE

€ 1.890/m² -3,4%

2

GRAND VILLIERS

€ 2.080/m² +6,3%

3

WICHITA-MOZART

€ 2.070/m² +5,9%

4

QUEST-GENDARMERIE

€ 1.750/m² -11,2%

5

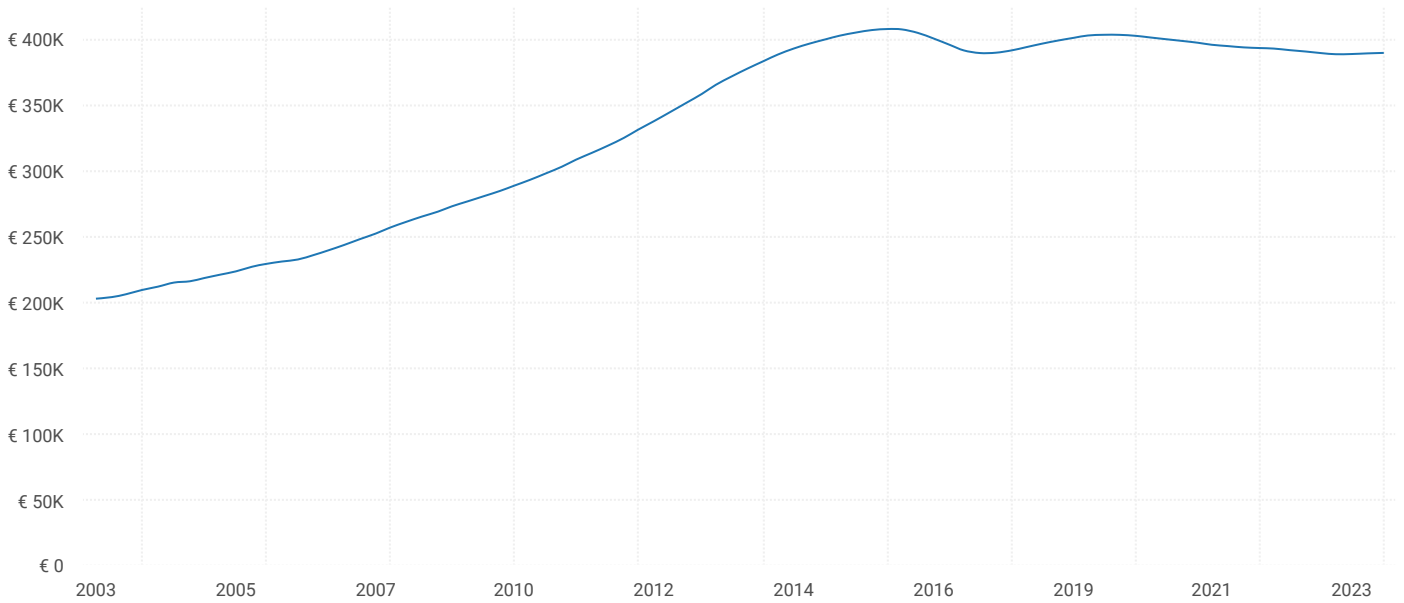
ARGONNE SUD

€ 2.080/m² +6,3%

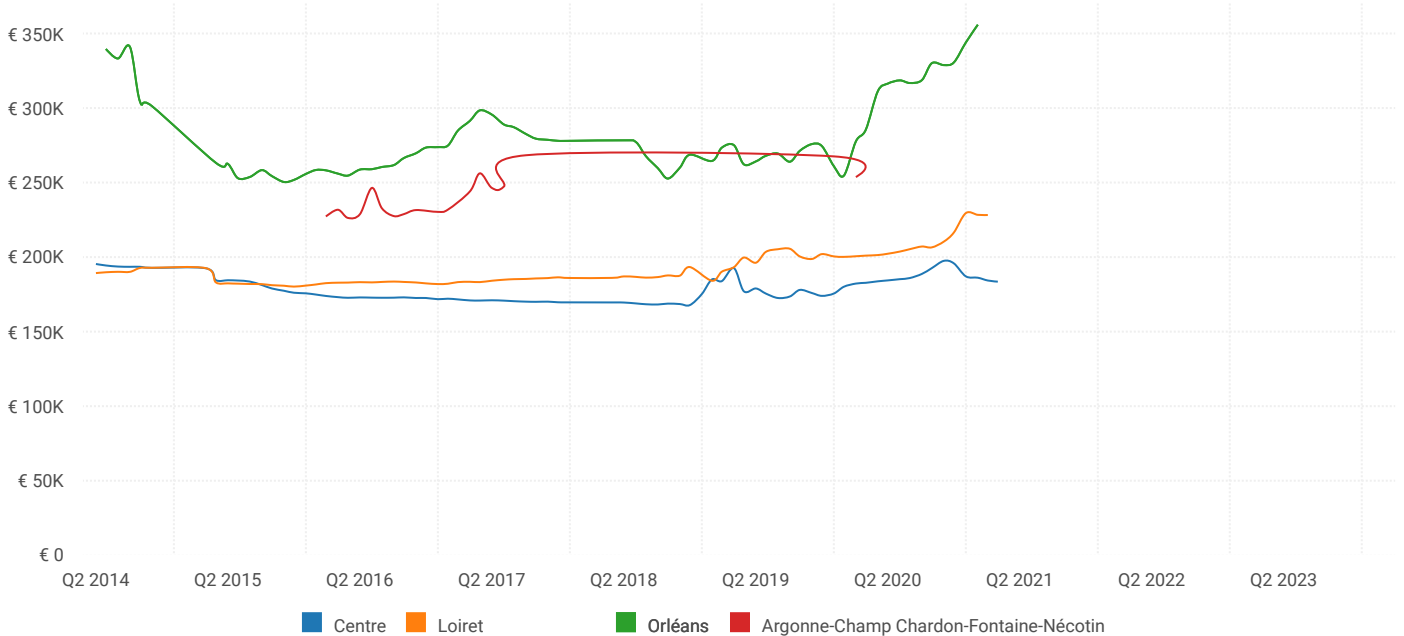
MARKET INSIGHTS

Price Evolution

Simulated estimate for this house over the last 21 years.



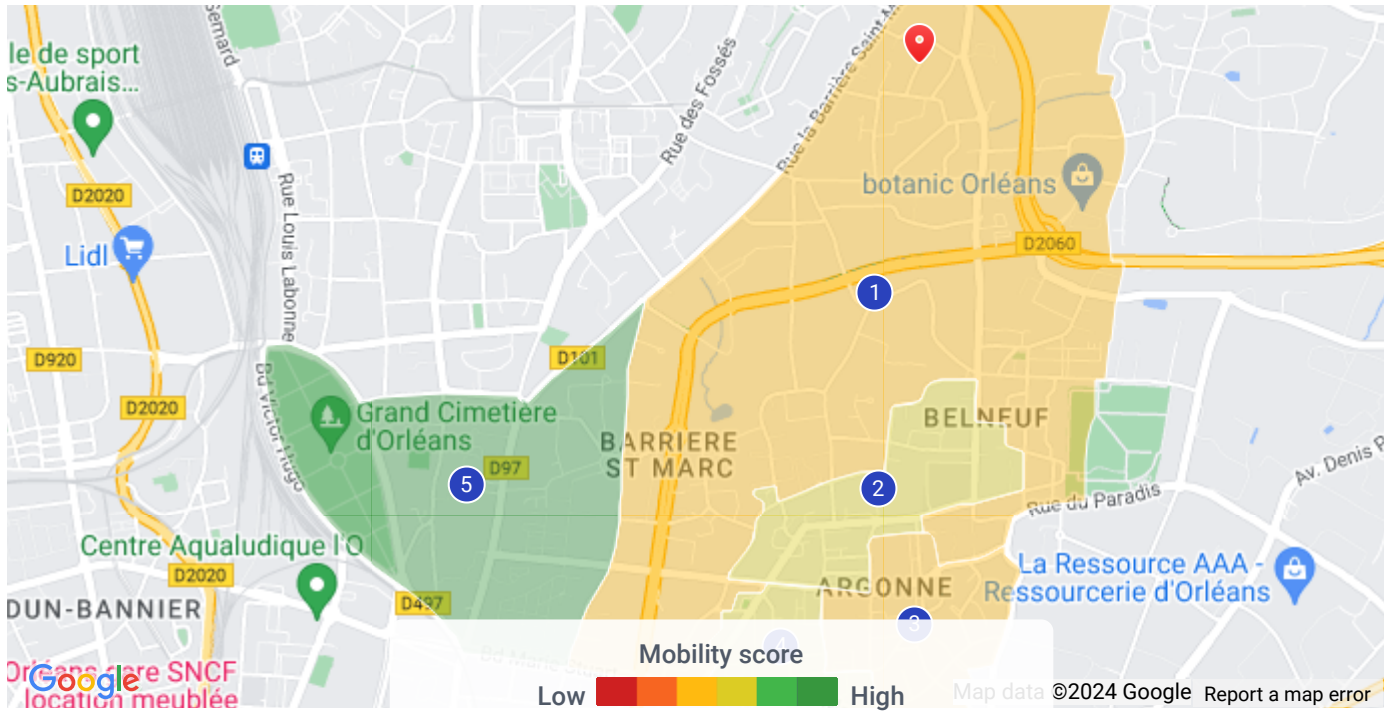
Average asking price in Argonne-Champ Chardon-Fontaine-Nécotin, Orléans over the last 10 years.



3 Mobility

62%

This property has an average mobility score, based on the distance to nearby amenities.



NEIGHBOURHOOD	SCORE
1 Argonne-Champ Chardon-Fontaine-Nécotin	62%
9 Rue Fernand Gravier, 45000 Orléans - Centrum, Orléans	62%
2 Marne	63%
3 Grand Villiers	58%
4 Wichita-Mozart	63%
5 Ouest-Gendarmerie	71%

MOBILITY


Public transport - Within **walking** distance


NAME	DISTANCE	NAME	DISTANCE
1 Les Aubrais-Orléans Train station	2.15km	A Rimbaud Bus stop	230m
		B Eugène Faugouin Bus stop	247m
		C Louis de Funès Bus stop	468m
		D Coin Rond Bus stop	588m
		E Clos du Nécotin Bus stop	635m

MOBILITY


Nearby cities - Closest highway junction **6km**


	NEARBY CITIES	DISTANCE
1	Orléans	4km
2	Chartres	66km
3	Paris	108km
4	Tours	111km
5	Rouen	179km
6	Le Mans	130km
7	Amiens	220km
8	Poitiers	192km

MOBILITY

Schools - Within **walking** distance


	NAME	TYPE	DISTANCE
1	Collège Condorcet - Fleury-les-Aubrais	High school	687m
2	Lycée professionnel Jean Lurçat - Fleury-les-Aubrais	High school	728m
3	Ecole élémentaire M. de La Fournière - Orléans	Elementary school	863m
4	Ecole maternelle M. de la Fournière - Orléans	Kindergarden	918m
5	Ecole maternelle - Semoy	Kindergarden	980m
6	Ecole maternelle René Ferragu - Fleury-les-Aubrais	Kindergarden	1.11km

MOBILITY


Amenities - Within a radius of **2km**
13 Groceries

- 1 Supermarket (including [Carrefour Market Fleury Les Aubrais](#))
- 12 Bakeries (including [BOULANGERIE SANDRINE ET PATRICE](#), [Boulangerie de l'Argonne](#), [Le Fournil](#), [Chausson Jean](#), [L Ilot Gourmand L Accent Du Midi](#), [Sarl Le Froment](#))

33 Restaurants/Bars

- 16 Restaurants (including [Chicken M](#), [Pizza Bella](#), [Cafes O'caf](#), [Sodexo](#), [Saveurs et Talents](#), [C'Festin](#))
- 17 Bars (including [Restoservices Michel](#), [La Terrasse](#), [Couleur Café](#), [Bar Au Brazza](#), [Catom](#), [Sarl Topaze Mireille](#))

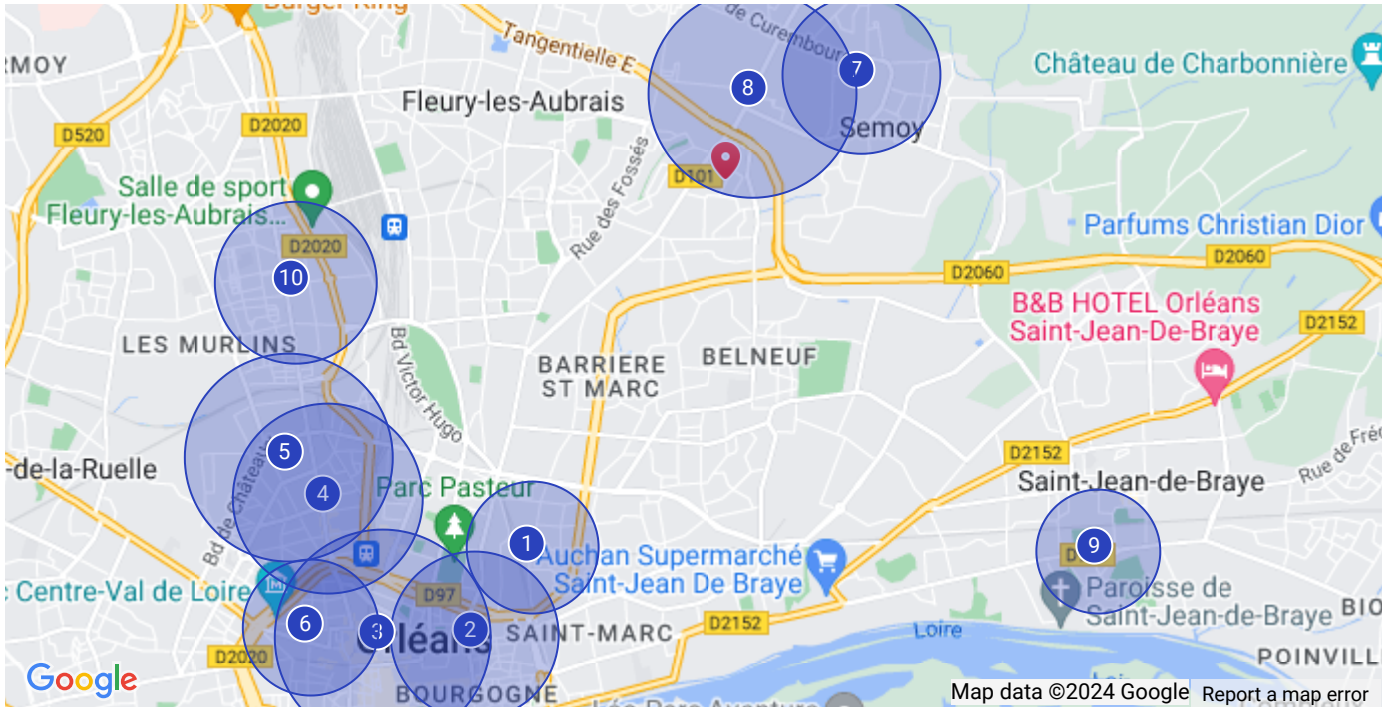
22 Medical locations

- 11 Pharmacies (including [Pharmacie Cacheux](#), [Pharmacie Condorcet](#), [Pharmacie Santoire](#), [Mandart Christel](#), [Pharmacie Duport-De Moras](#), [PharmaVie](#))
- 11 Doctors (including [Guinamard Alain](#), [Derode Gérard](#), [Moatassime Nagib](#), [Stéphan Jacques](#), [Sauvaire-Thauvin Christine](#), [Philippe Roland](#))

21 Financial locations

- 21 Banks (including [Centre courrier La Poste](#), [Caisse d'Epargne Orleans Grand Villiers](#), [Assurance AXA M LAMIABLE THIERRY](#), [Banque de la Réunion](#), [SOCIETE GENERALE](#), [Gan Assurances Orleans Les Aulnaies](#))

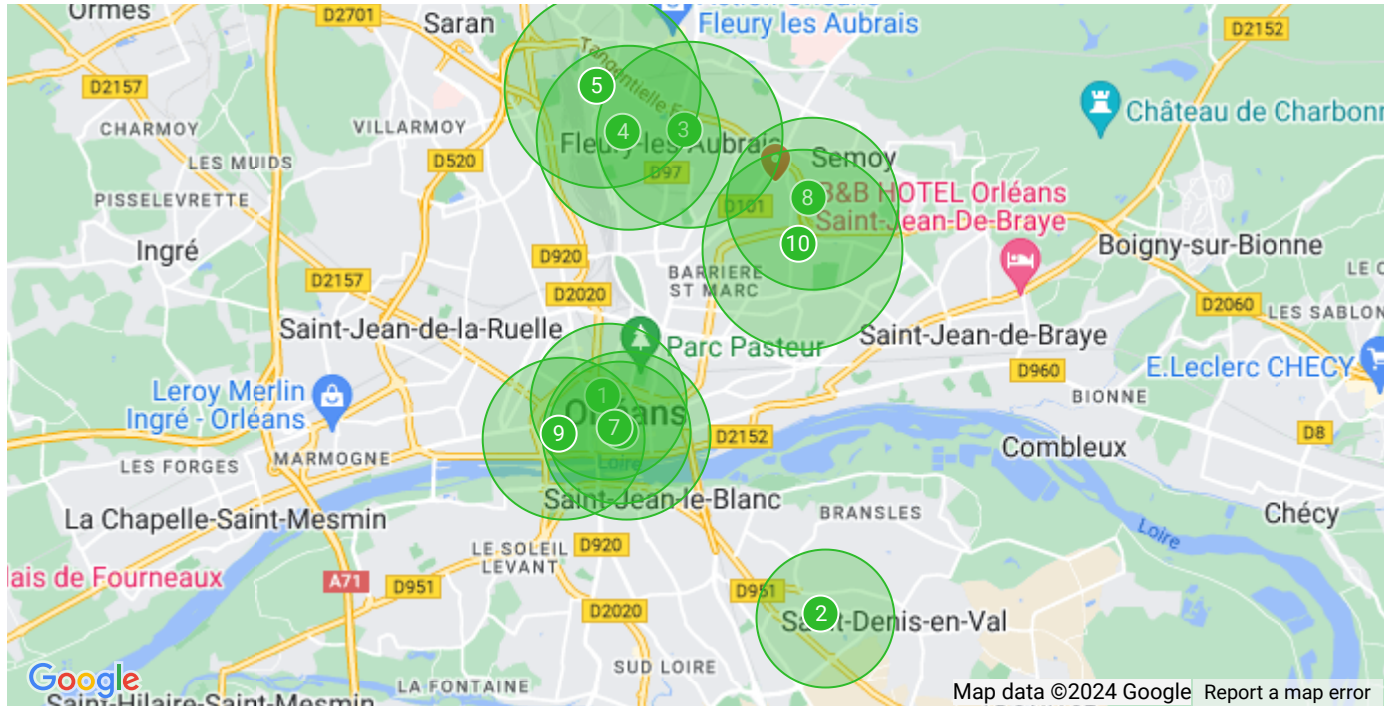
4 Reference points - Publications



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
1	05/12/18	45000 Orléans	€ 263.400	6	132 m ²
2	08/05/19	45000 Orléans	€ 274.000	5	180 m ²
3	05/03/19	45000 Orléans	€ 148.000	6	129 m ²
4	08/05/19	45000 Orléans	€ 314.900	5	155 m ²
5	26/03/19	45000 Orléans	€ 233.200	6	145 m ²
6	22/02/19	45000 Orléans	€ 275.600	7	160 m ²
7	05/12/18	45400 Semoy	€ 249.900	5	125 m ²
8	05/12/18	45400 Semoy	€ 284.300	6	133 m ²
9	10/04/19	45800 Saint-Jean-de-Braye	€ 260.000	6	130 m ²
10	19/04/19	45400 Fleury-les-Aubrais	€ 317.595	5	129 m ²

REFERENCE POINTS - PUBLICATIONS

To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
1	10/04/19	45000 Orléans	€ 970/month	8	160 m ²
2	19/04/19	45560 Saint-Denis-en-Val	€ 1.344/month	5	139 m ²
3	07/02/19	45400 Fleury-les-Aubrais	€ 564/month	3	71 m ²
4	05/12/18	45400 Fleury-les-Aubrais	€ 740/month	3	67 m ²
5	05/12/18	45400 Fleury-les-Aubrais	€ 863/month	4	92 m ²
6	03/11/19	45000 Orléans	€ 1.012/month	4	108 m ²
7	01/11/19	45000 Orléans	€ 1.270/month	6	--
8	31/10/19	45000 Orléans	€ 1.306/month	4	95 m ²
9	30/10/19	45000 Orléans	€ 1.262/month	4	116 m ²
10	05/12/18	45000 Orléans	€ 950/month	5	93 m ²