



Property valuation report 24 Mar 2024

9 Rue Fernand Gravier, 45000 Orléans

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Sale Estimate

€ 390.000

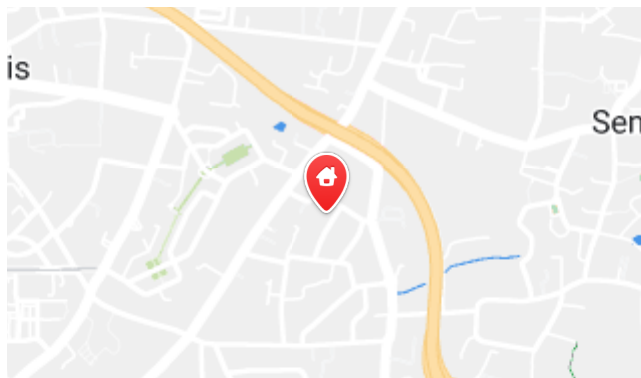
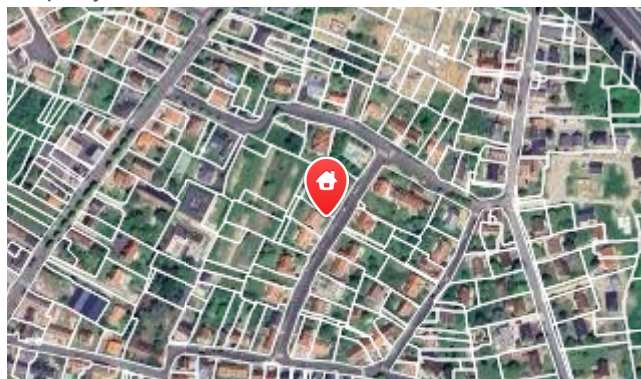
Rent Estimate

€ 1.160/month

Confidence level

High

Property location



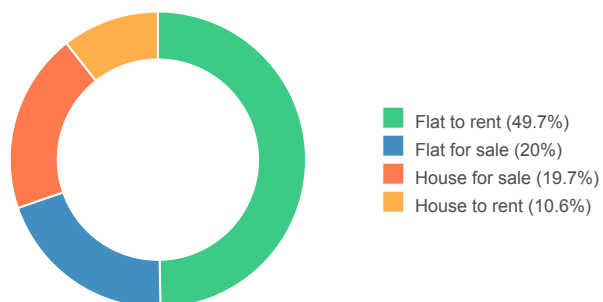
1 Property info

Property type	House
Places	5
Bedrooms	3
Bathrooms	1
Habitable area	180 m ²
Lot size	535 m ²
EPC value	250kwh/m ²
Energy classification	C

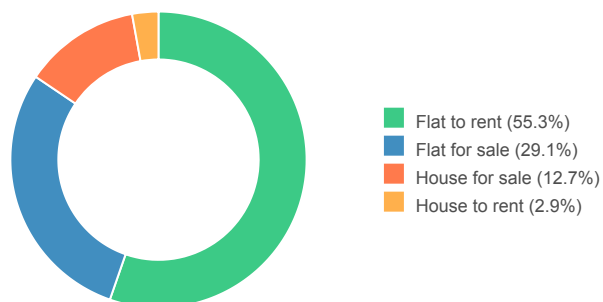
2 Market insights

These market insights compare the neighbourhood the property is located in (Orléans) to other neighbourhoods, cities, provinces and the whole country.

Comparison of the current market in Orléans



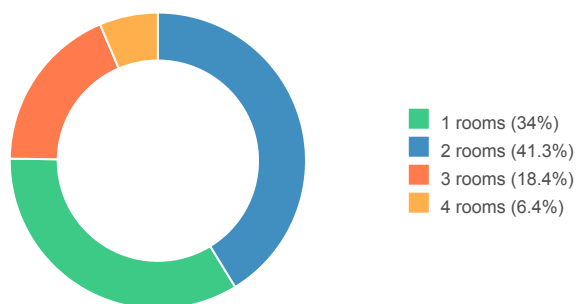
Comparison of all time market in Orléans



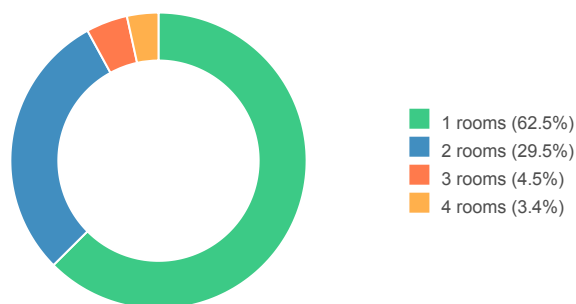
MARKET INSIGHTS

Places

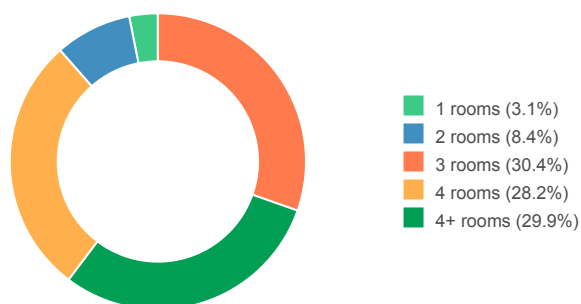
Number of rooms in flats for sale in Orléans



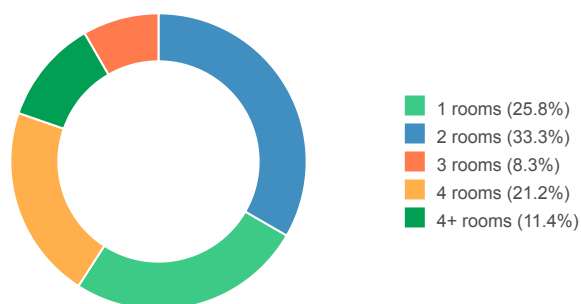
Number of rooms in flats to rent in Orléans



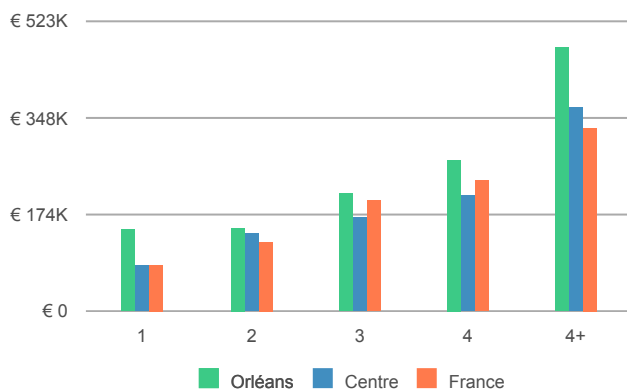
Number of rooms in houses for sale in Orléans



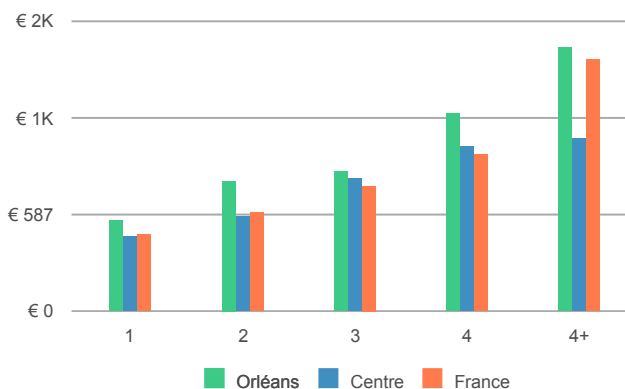
Number of rooms in houses to rent in Orléans



Comparison of the average sale price per room



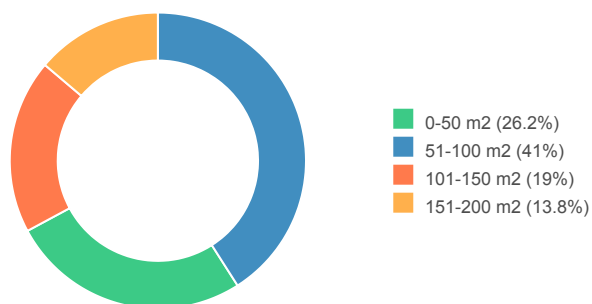
Comparison of the average rental price per room



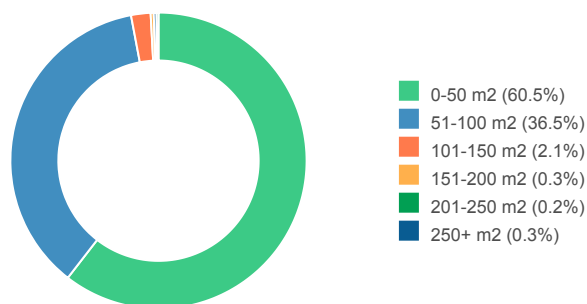
MARKET INSIGHTS

Habitable area

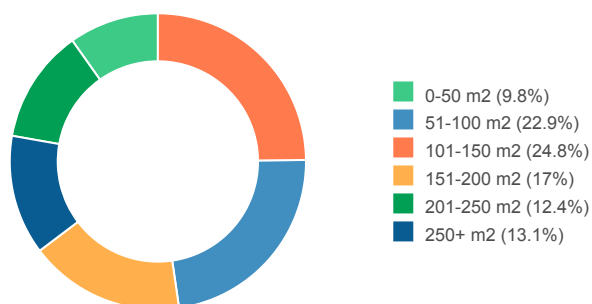
Habitable area of flats for sale in Orléans



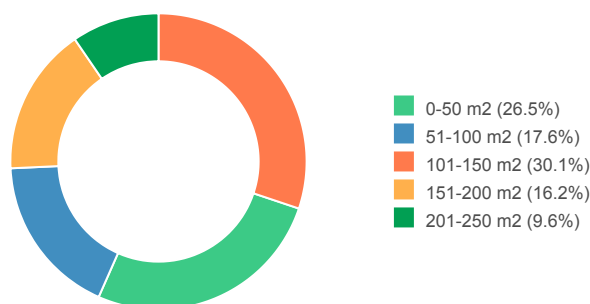
Habitable area of flats to rent in Centre



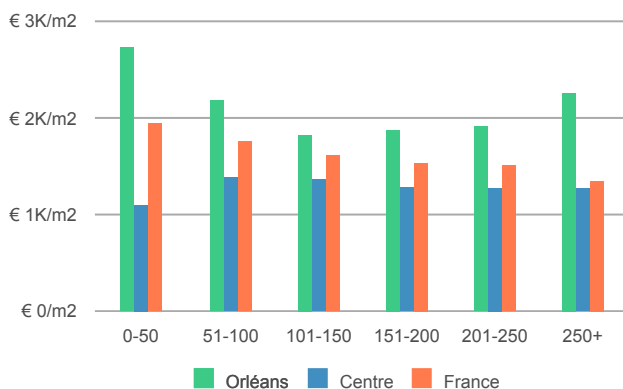
Habitable area of houses for sale in Orléans



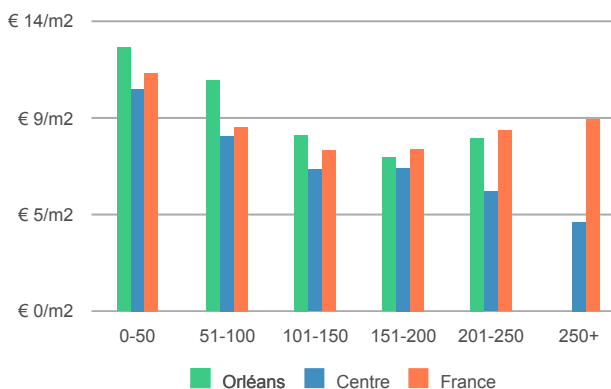
Habitable area of houses to rent in Orléans



Comparison of the average sale price per m² habitable area



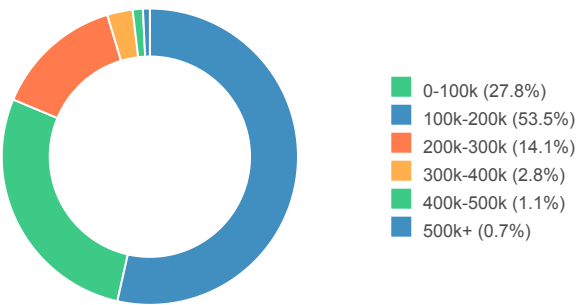
Comparison of the average rental price per m² habitable area



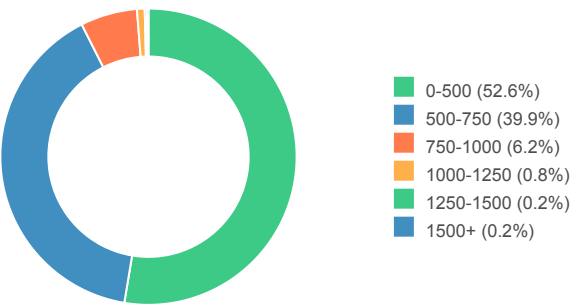
MARKET INSIGHTS

Asking Prices

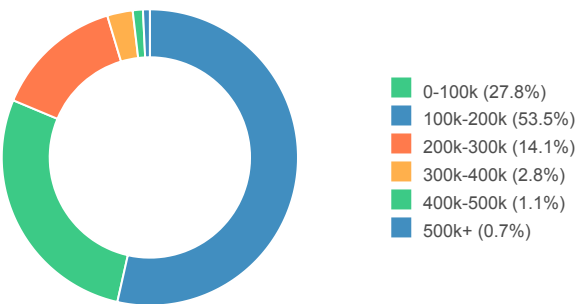
Sale price range of flats in Orléans



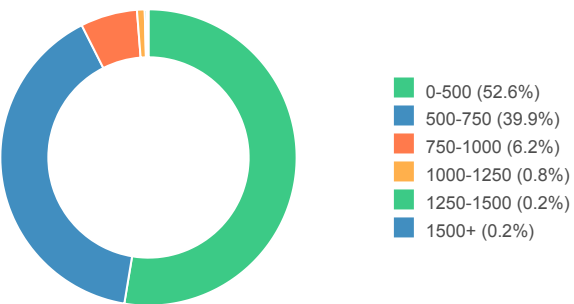
Rent price range of flats in Orléans



Sale price range of houses in Orléans



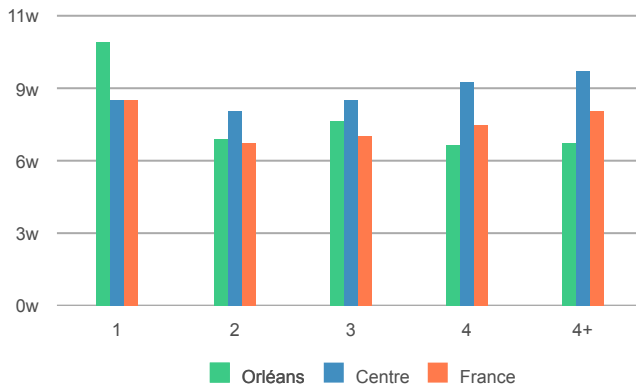
Rent price range of houses in Orléans



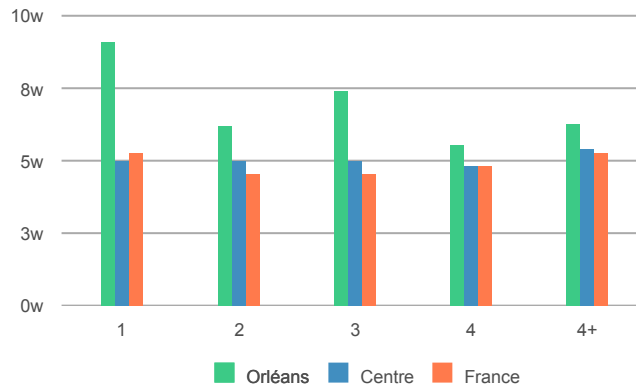
MARKET INSIGHTS

Speed of Sale/Rent

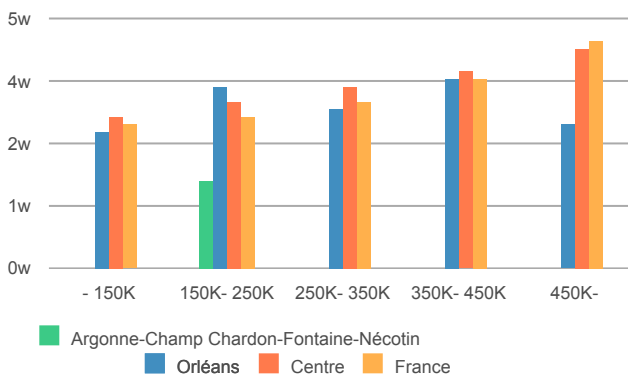
Comparison of the average time to sale per bedroom



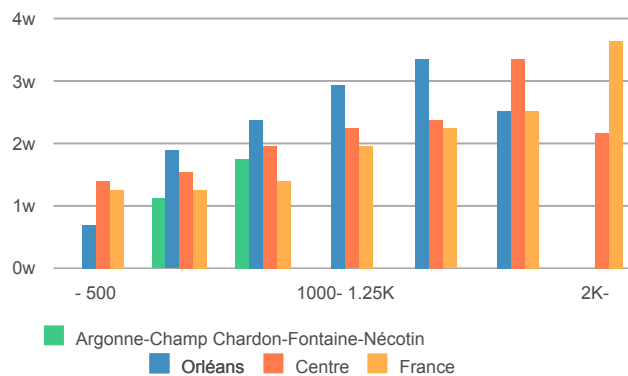
Comparison of the average time to rent per bedroom



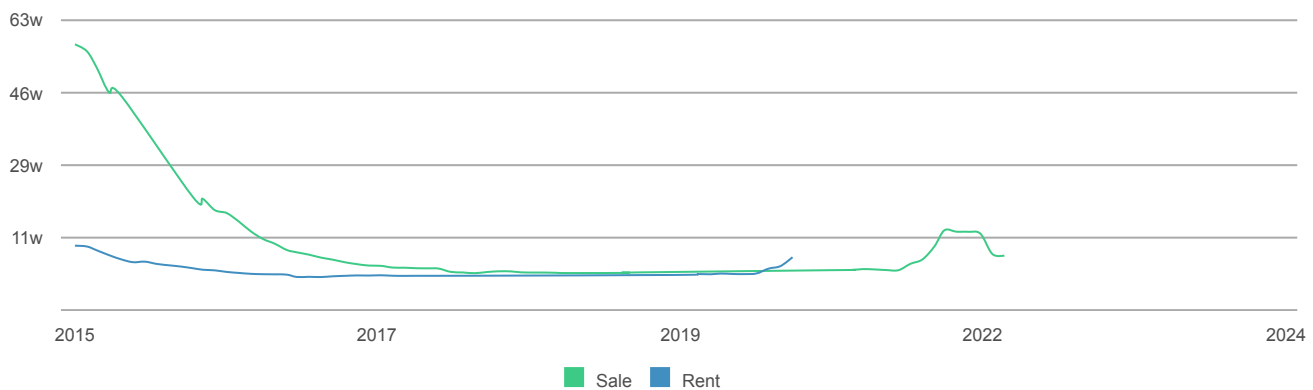
Comparison of the average time to sale per price range



Comparison of the average time to rent per price range



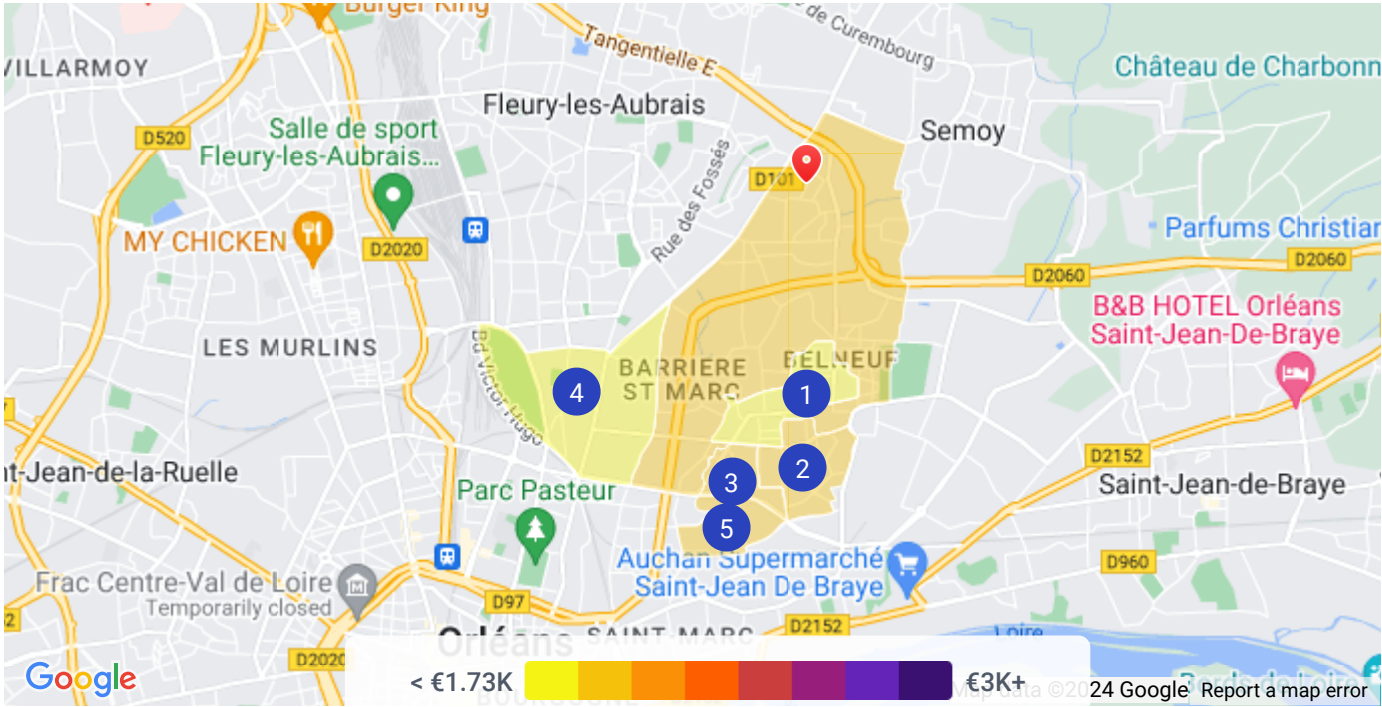
Time on market in Orléans (historical)



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%

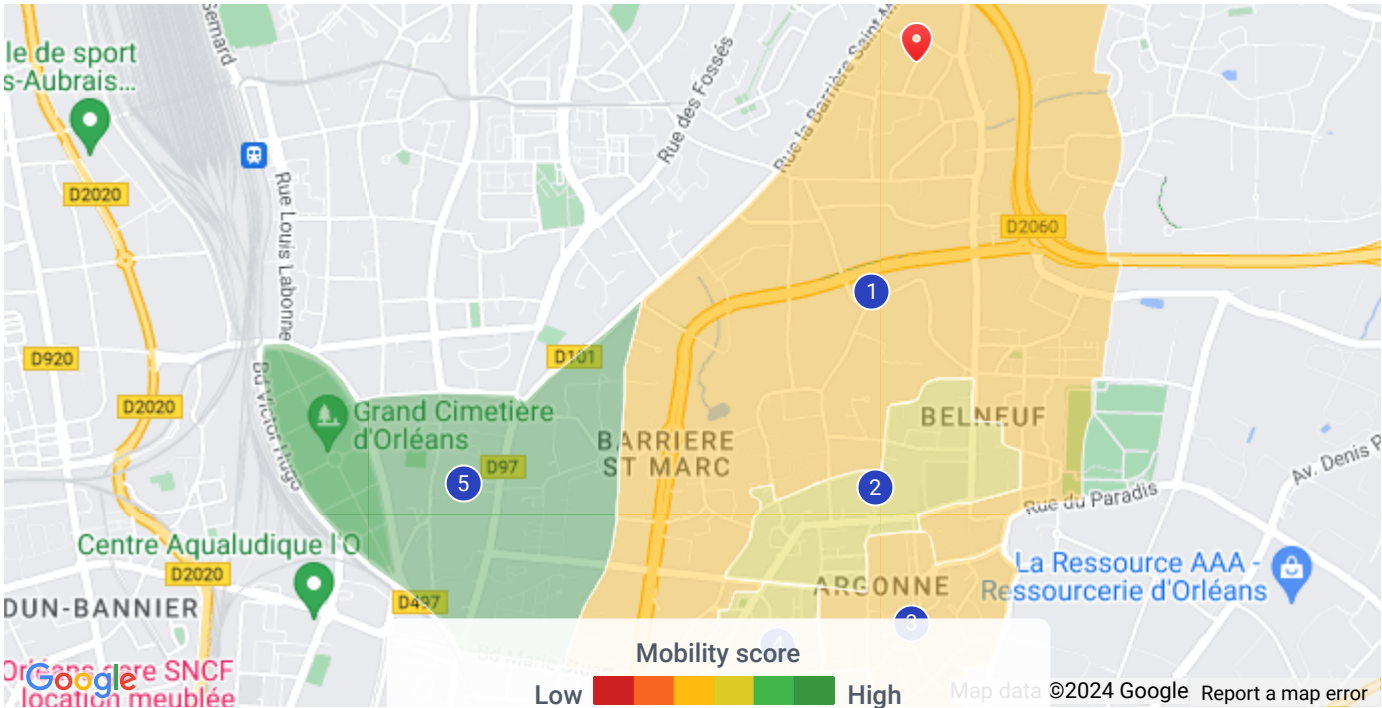
4
OUEST-GENDARMERIE
€ 1.750/m² -11,2%

5
ARGONNE SUD
€ 2.080/m² +6,3%

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	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

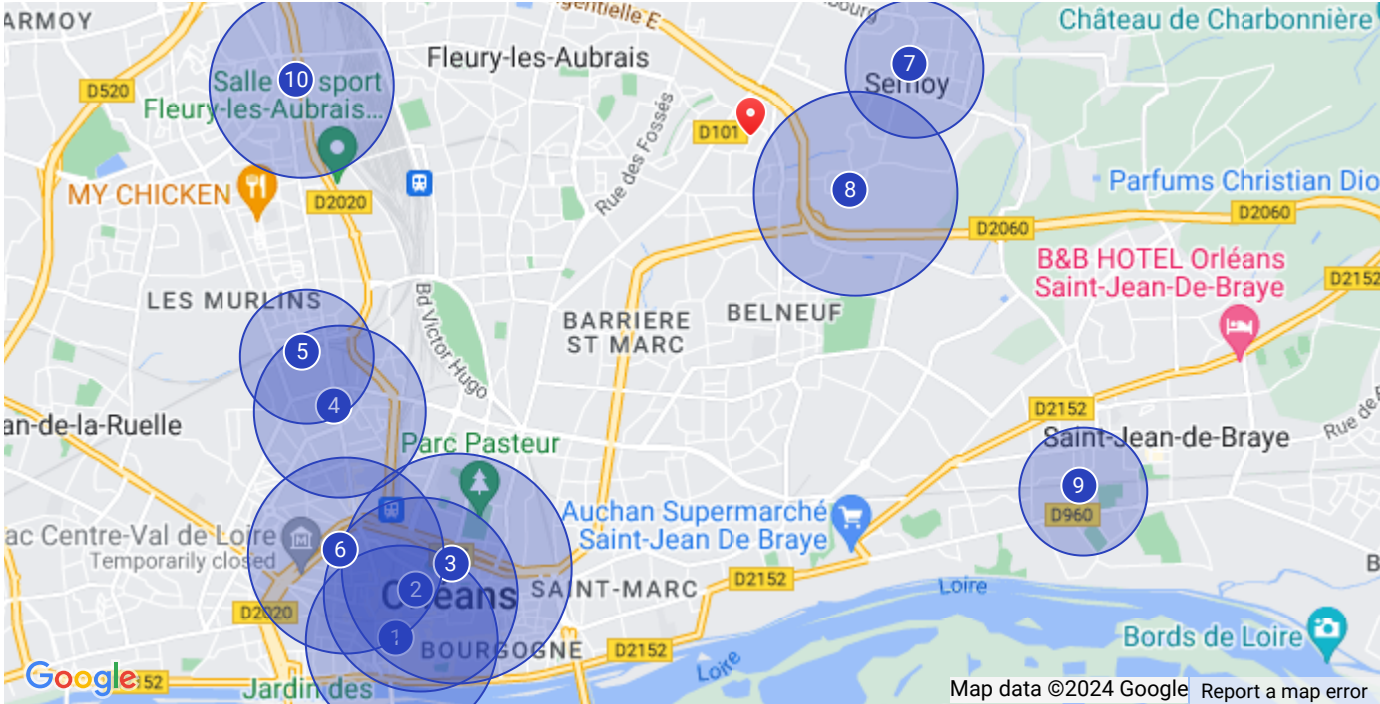
11 Pharmacies (including [Pharmacie Cacheux](#), [Pharmacie Condorcet](#), [Pharmacie Santoire](#), [Mandart Christel](#), [Pharmacie Duport-De Moras](#), [PharmaVie](#))

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](#))

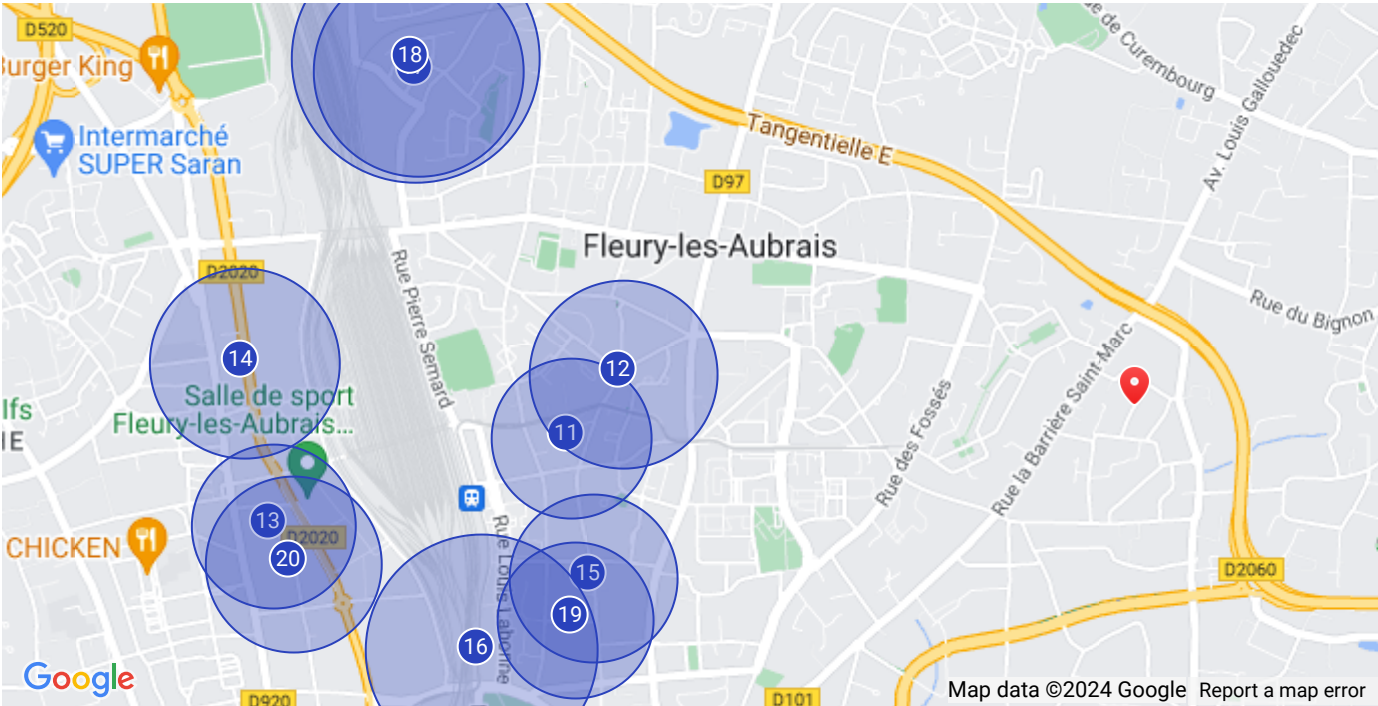
4 Reference points - Publications



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
1	05/12/18	45000 Orléans	€ 263.400	6	132 m²
2	08/05/19	45000 Orléans	€ 274.000	5	180 m²
3	05/03/19	45000 Orléans	€ 148.000	6	129 m²
4	08/05/19	45000 Orléans	€ 314.900	5	155 m²
5	26/03/19	45000 Orléans	€ 233.200	6	145 m²
6	22/02/19	45000 Orléans	€ 275.600	7	160 m²
7	05/12/18	45400 Semoy	€ 249.900	5	125 m²
8	05/12/18	45400 Semoy	€ 284.300	6	133 m²
9	10/04/19	45800 Saint-Jean-de-Braye	€ 260.000	6	130 m²
10	19/04/19	45400 Fleury-les-Aubrais	€ 317.595	5	129 m²

REFERENCE POINTS - PUBLICATIONS

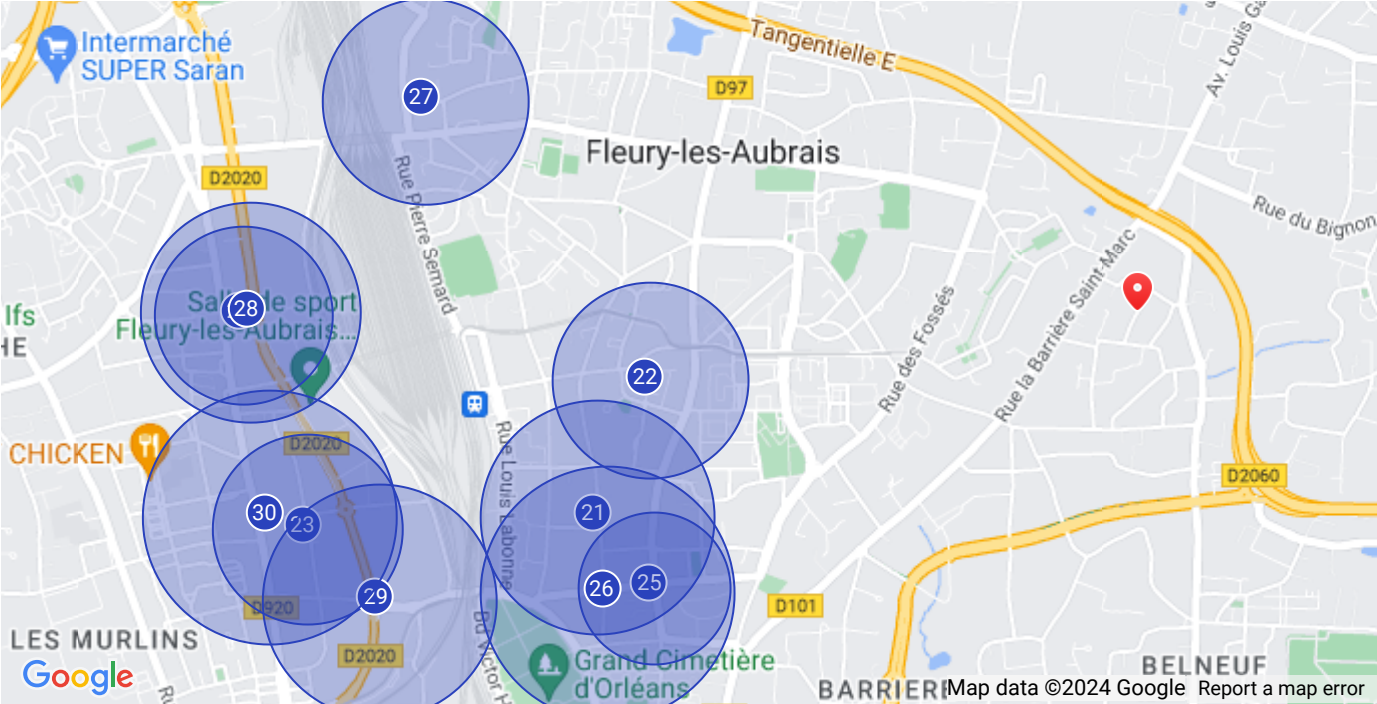
For sale



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
11	19/04/19	45400 Fleury-les-Aubrais	€ 256.631	5	150 m²
12	10/04/19	45400 Fleury-les-Aubrais	€ 238.547	5	135 m²
13	23/03/19	45400 Fleury-les-Aubrais	€ 219.887	4	146 m²
14	23/03/19	45400 Fleury-les-Aubrais	€ 250.887	4	146 m²
15	23/03/19	45400 Fleury-les-Aubrais	€ 321.914	5	136 m²
16	23/03/19	45400 Fleury-les-Aubrais	€ 253.595	5	129 m²
17	23/03/19	45400 Fleury-les-Aubrais	€ 232.196	4	164 m²
18	23/03/19	45400 Fleury-les-Aubrais	€ 296.887	4	146 m²
19	23/03/19	45400 Fleury-les-Aubrais	€ 230.887	4	146 m²
20	23/03/19	45400 Fleury-les-Aubrais	€ 277.214	5	136 m²

REFERENCE POINTS - PUBLICATIONS

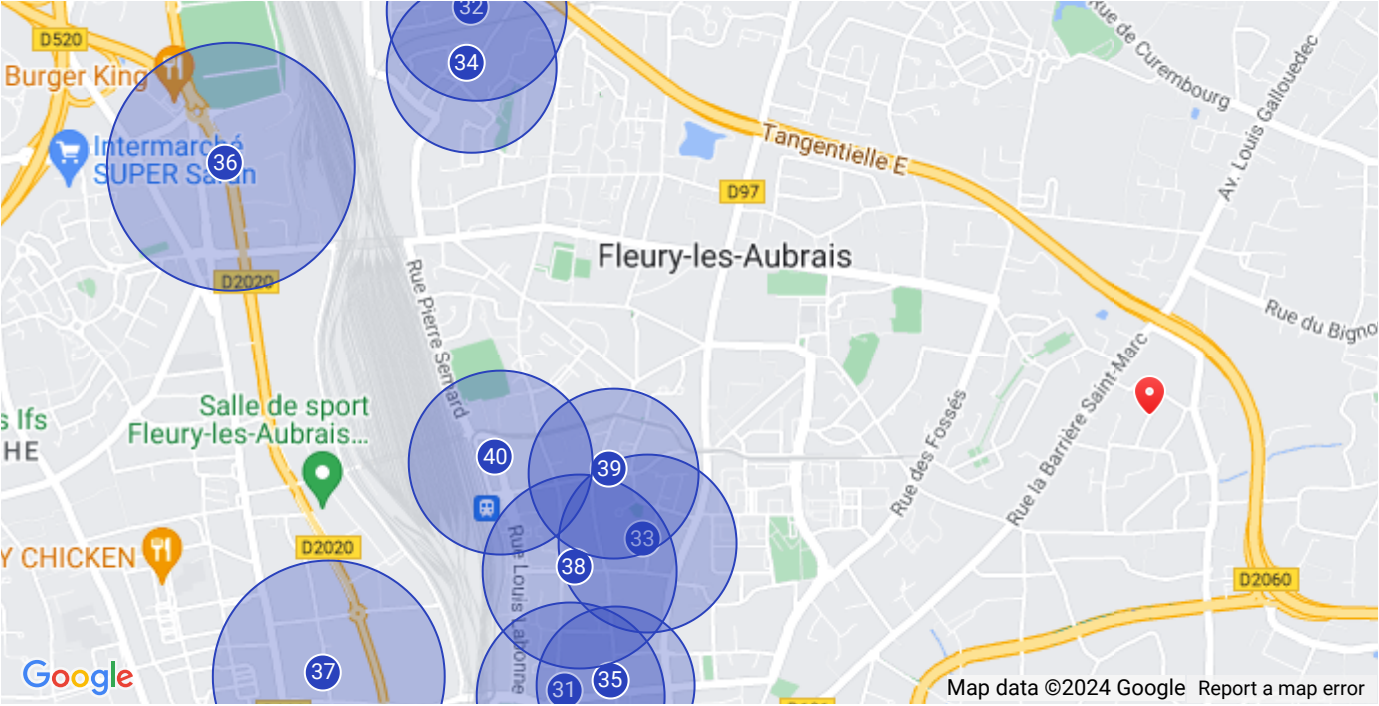
For sale



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
21	23/03/19	45400 Fleury-les-Aubrais	€ 268.196	4	164 m²
22	23/03/19	45400 Fleury-les-Aubrais	€ 273.914	5	136 m²
23	23/03/19	45400 Fleury-les-Aubrais	€ 275.914	5	136 m²
24	23/03/19	45400 Fleury-les-Aubrais	€ 224.387	4	146 m²
25	22/02/19	45400 Fleury-les-Aubrais	€ 267.661	5	135 m²
26	22/02/19	45400 Fleury-les-Aubrais	€ 242.311	4	164 m²
27	22/02/19	45400 Fleury-les-Aubrais	€ 255.582	5	129 m²
28	22/02/19	45400 Fleury-les-Aubrais	€ 256.133	4	146 m²
29	22/02/19	45400 Fleury-les-Aubrais	€ 321.810	5	150 m²
30	22/02/19	45400 Fleury-les-Aubrais	€ 334.180	5	148 m²

REFERENCE POINTS - PUBLICATIONS

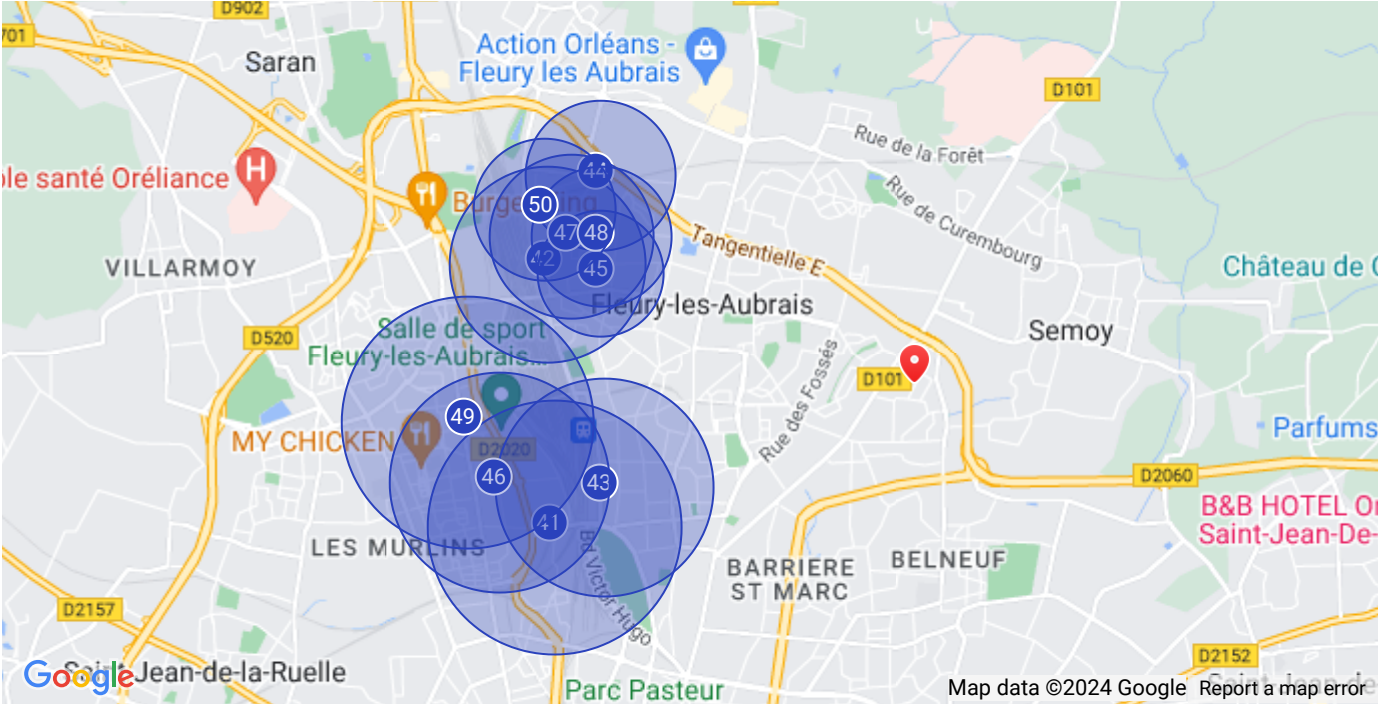
For sale



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
31	22/02/19	45400 Fleury-les-Aubrais	€ 259.582	5	129 m²
32	22/02/19	45400 Fleury-les-Aubrais	€ 289.811	4	164 m²
33	22/02/19	45400 Fleury-les-Aubrais	€ 265.311	4	164 m²
34	22/02/19	45400 Fleury-les-Aubrais	€ 244.810	5	150 m²
35	22/02/19	45400 Fleury-les-Aubrais	€ 261.582	5	129 m²
36	22/02/19	45400 Fleury-les-Aubrais	€ 270.711	5	136 m²
37	22/02/19	45400 Fleury-les-Aubrais	€ 250.133	4	146 m²
38	22/02/19	45400 Fleury-les-Aubrais	€ 293.549	5	134 m²
39	22/02/19	45400 Fleury-les-Aubrais	€ 235.533	4	146 m²
40	22/02/19	45400 Fleury-les-Aubrais	€ 247.811	4	164 m²

REFERENCE POINTS - PUBLICATIONS

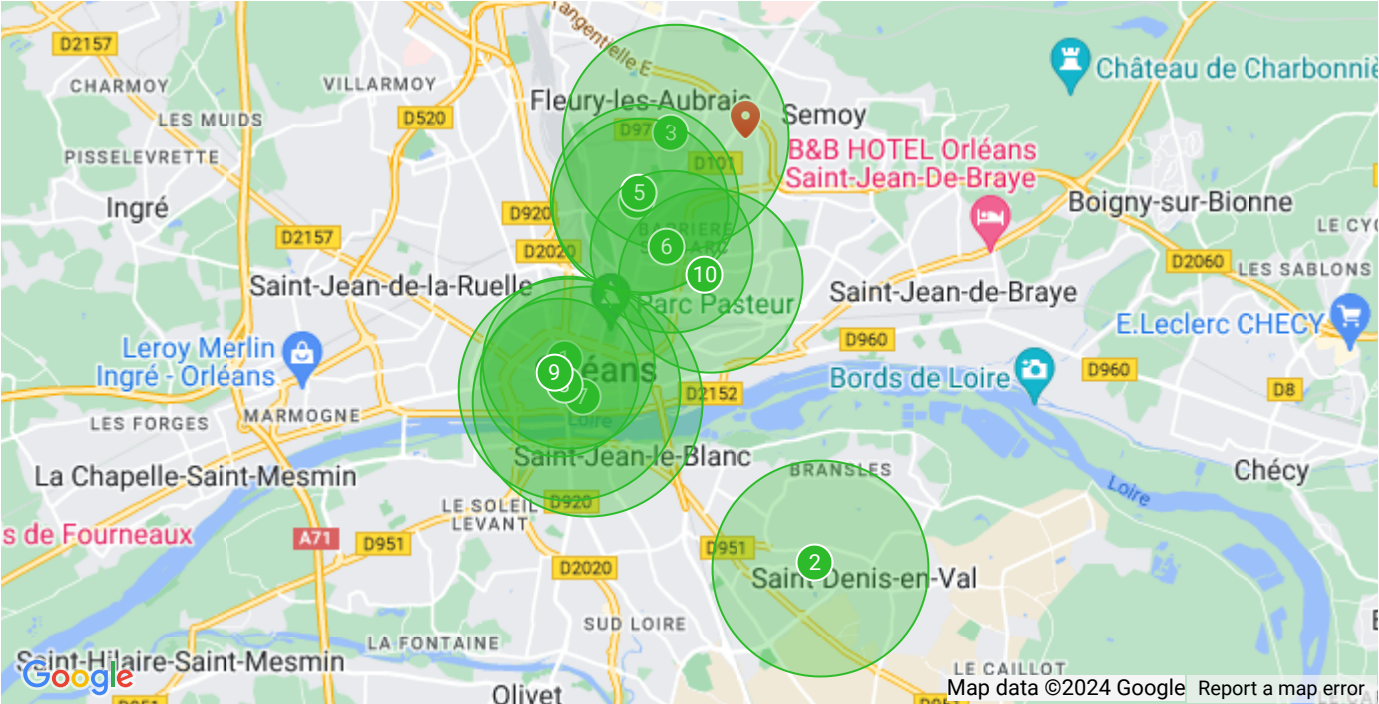
For sale



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
41	22/02/19	45400 Fleury-les-Aubrais	€ 270.180	5	148 m²
42	22/02/19	45400 Fleury-les-Aubrais	€ 283.211	5	135 m²
43	22/02/19	45400 Fleury-les-Aubrais	€ 273.811	4	164 m²
44	22/02/19	45400 Fleury-les-Aubrais	€ 268.811	5	135 m²
45	22/02/19	45400 Fleury-les-Aubrais	€ 258.311	4	164 m²
46	22/02/19	45400 Fleury-les-Aubrais	€ 280.911	5	135 m²
47	22/02/19	45400 Fleury-les-Aubrais	€ 233.811	4	164 m²
48	07/02/19	45400 Fleury-les-Aubrais	€ 265.911	5	136 m²
49	07/02/19	45400 Fleury-les-Aubrais	€ 293.449	5	134 m²
50	07/02/19	45400 Fleury-les-Aubrais	€ 283.211	5	136 m²

REFERENCE POINTS - PUBLICATIONS

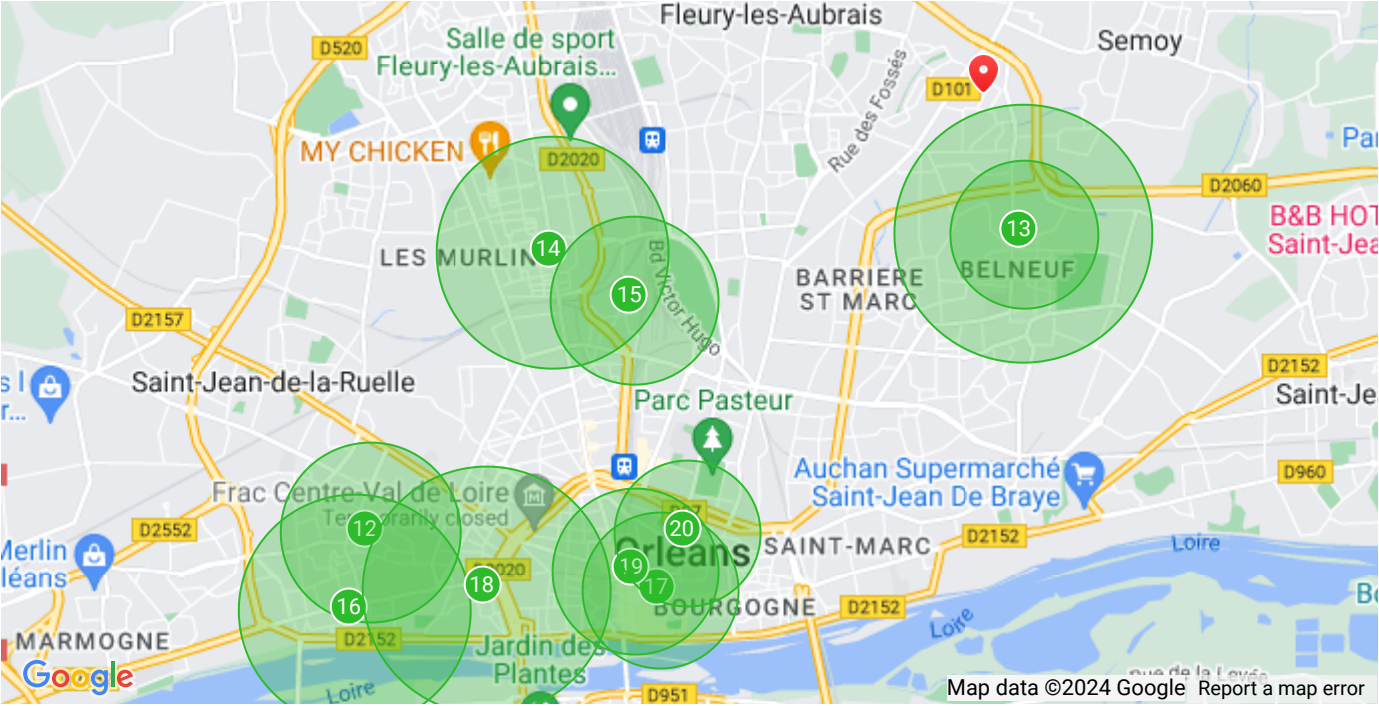
To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
1	10/04/19	45000 Orléans	€ 970/month	8	160 m²
2	19/04/19	45560 Saint-Denis-en-Val	€ 1.344/month	5	139 m²
3	07/02/19	45400 Fleury-les-Aubrais	€ 564/month	3	71 m²
4	05/12/18	45400 Fleury-les-Aubrais	€ 740/month	3	67 m²
5	05/12/18	45400 Fleury-les-Aubrais	€ 863/month	4	92 m²
6	03/11/19	45000 Orléans	€ 1.012/month	4	108 m²
7	01/11/19	45000 Orléans	€ 1.270/month	6	—
8	31/10/19	45000 Orléans	€ 1.306/month	4	95 m²
9	30/10/19	45000 Orléans	€ 1.262/month	4	116 m²
10	05/12/18	45000 Orléans	€ 950/month	5	93 m²

REFERENCE POINTS - PUBLICATIONS

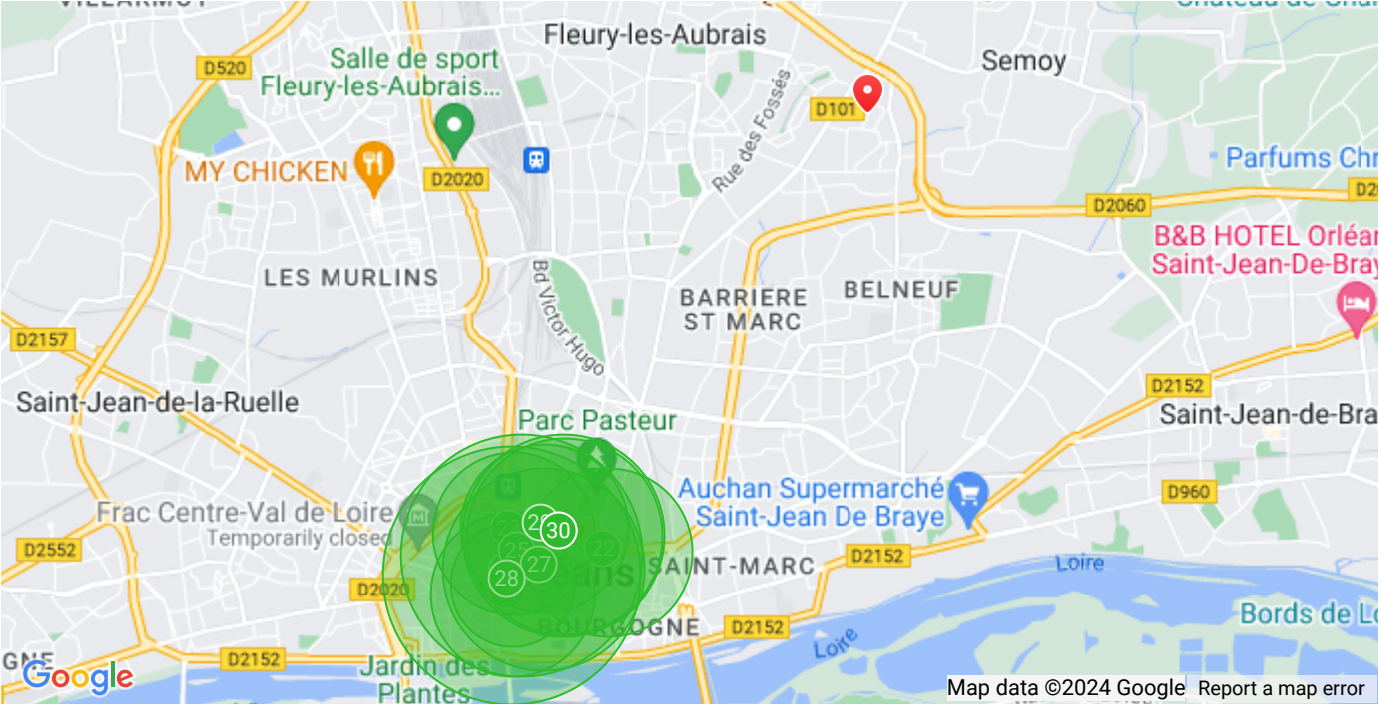
To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
11	05/12/18	45000 Orléans	€ 1.150/month	5	142 m²
12	05/12/18	45000 Orléans	€ 1.075/month	6	102 m²
13	05/12/18	45000 Orléans	€ 820/month	4	80 m²
14	05/12/18	45000 Orléans	€ 1.350/month	4	135 m²
15	05/12/18	45000 Orléans	€ 800/month	4	73 m²
16	05/12/18	45000 Orléans	€ 865/month	4	95 m²
17	05/12/18	45000 Orléans	€ 964/month	4	85 m²
18	05/12/18	45000 Orléans	€ 2.500/month	6	200 m²
19	08/05/19	45000 Orléans	€ 850/month	4	89 m²
20	08/05/19	45000 Orléans	€ 675/month	3	66 m²

REFERENCE POINTS - PUBLICATIONS

To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
21	08/05/19	45000 Orléans	€ 1.500/month	10	165 m²
22	08/05/19	45000 Orléans	€ 850/month	5	90 m²
23	08/05/19	45000 Orléans	€ 800/month	6	120 m²
24	19/04/19	45000 Orléans	€ 1.780/month	7	204 m²
25	19/04/19	45000 Orléans	€ 950/month	4	80 m²
26	19/04/19	45000 Orléans	€ 1.068/month	7	161 m²
27	19/04/19	45000 Orléans	€ 620/month	3	62 m²
28	10/04/19	45000 Orléans	€ 655/month	3	64 m²
29	10/04/19	45000 Orléans	€ 786/month	3	87 m²
30	10/04/19	45000 Orléans	€ 790/month	3	70 m²

REFERENCE POINTS - PUBLICATIONS

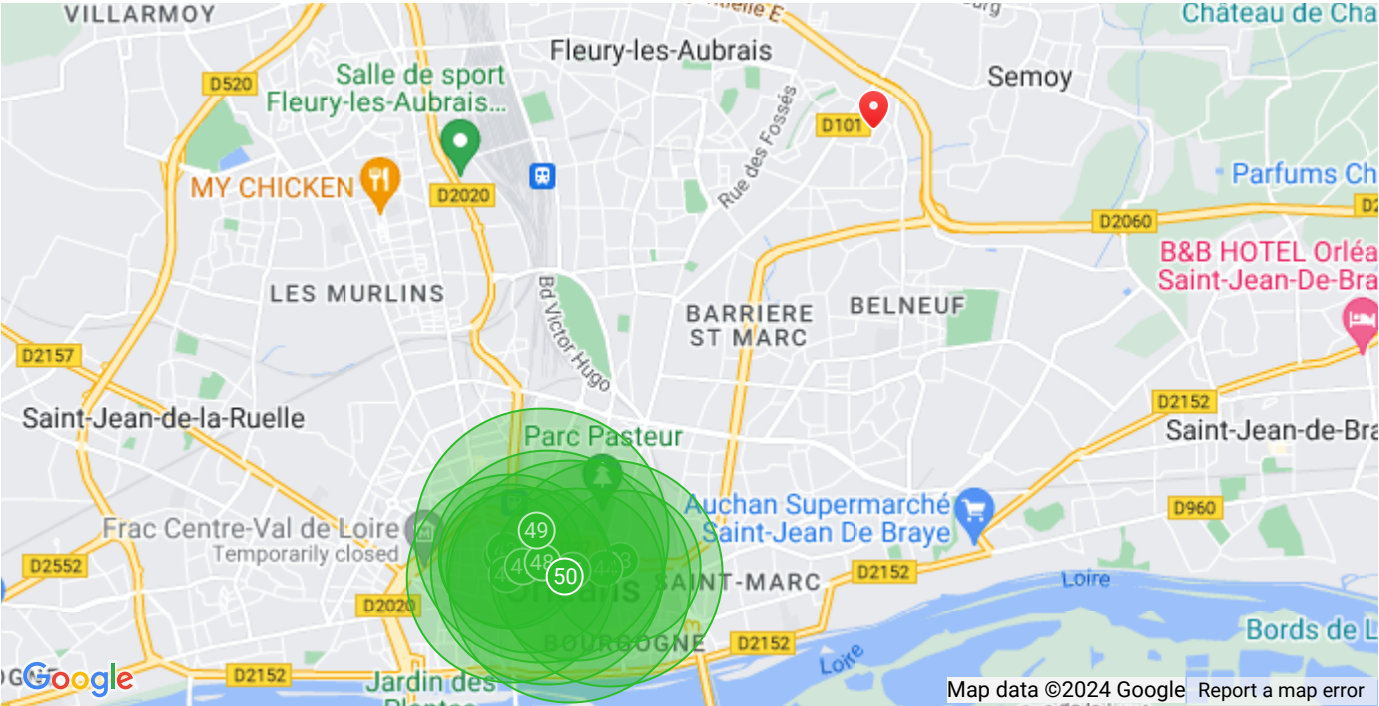
To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
31	10/04/19	45000 Orléans	€ 1.140/month	5	134 m²
32	10/04/19	45000 Orléans	€ 707/month	3	56 m²
33	10/04/19	45000 Orléans	€ 695/month	2	51 m²
34	10/04/19	45000 Orléans	€ 455/month	2	36 m²
35	10/04/19	45000 Orléans	€ 890/month	4	93 m²
36	10/04/19	45000 Orléans	€ 980/month	5	100 m²
37	23/03/19	45000 Orléans	€ 1.300/month	6	124 m²
38	23/03/19	45000 Orléans	€ 2.000/month	7	145 m²
39	23/03/19	45000 Orléans	€ 670/month	4	122 m²
40	05/03/19	45000 Orléans	€ 912/month	5	100 m²

REFERENCE POINTS - PUBLICATIONS

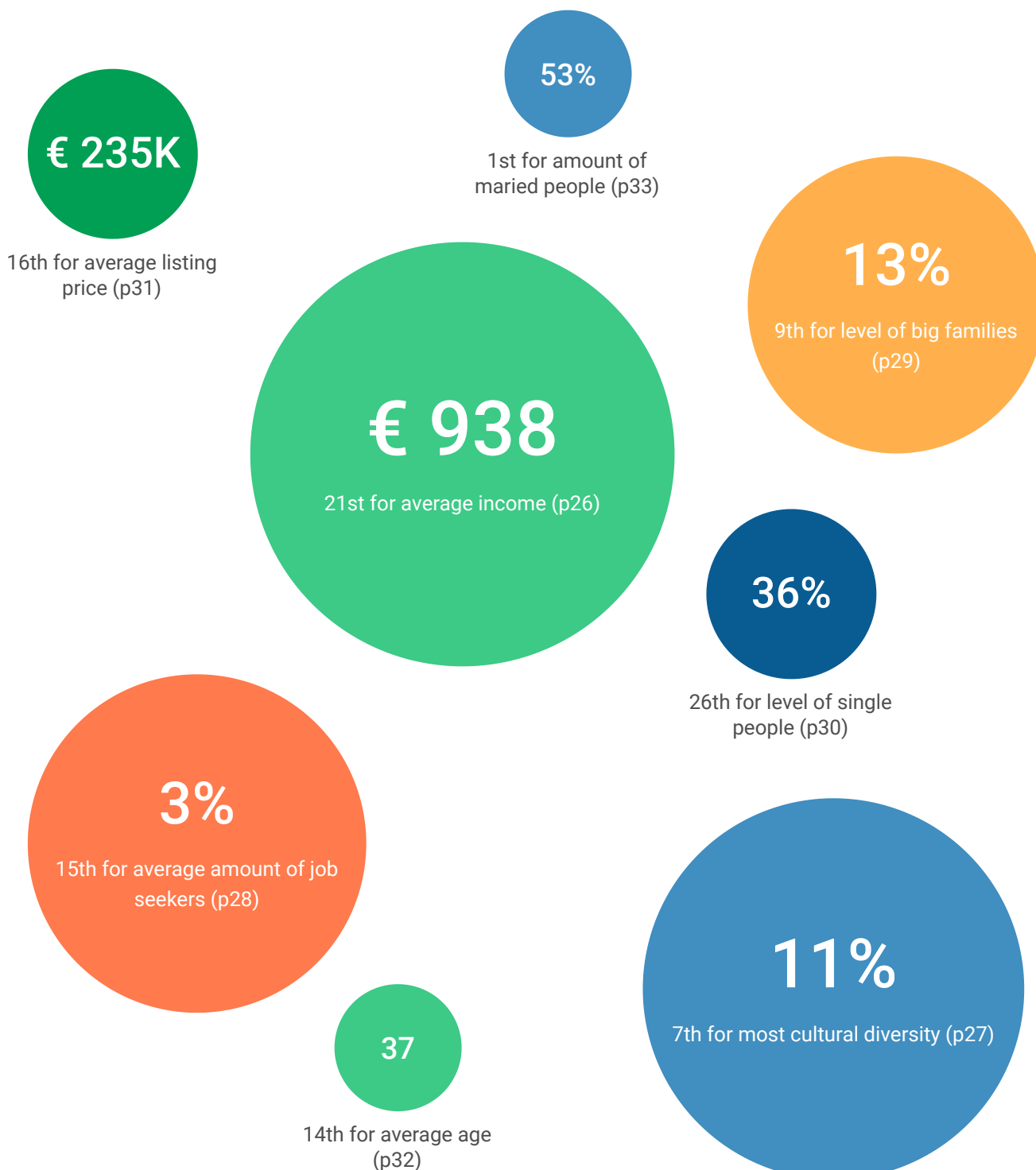
To rent



	DATE	ADDRESS	PRICE	PLACES	HABITABLE
41	22/02/19	45000 Orléans	€ 810/month	4	70 m²
42	22/02/19	45000 Orléans	€ 825/month	5	113 m²
43	22/02/19	45000 Orléans	€ 849/month	4	86 m²
44	22/02/19	45000 Orléans	€ 1.010/month	4	109 m²
45	22/02/19	45000 Orléans	€ 1.200/month	5	153 m²
46	22/02/19	45000 Orléans	€ 790/month	3	80 m²
47	22/02/19	45000 Orléans	€ 990/month	6	126 m²
48	22/02/19	45000 Orléans	€ 660/month	3	60 m²
49	22/02/19	45000 Orléans	€ 900/month	5	105 m²
50	07/02/19	45000 Orléans	€ 675/month	3	68 m²

5 Neighbourhood

In this section we compare your neighbourhood (Centre • Orléans • Orléans • [Argonne-Champ Chardon-Fontaine-Nécotin](#)) with the other 44 neighbourhoods in your city (Orléans).

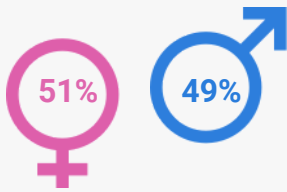


NEIGHBOURHOOD

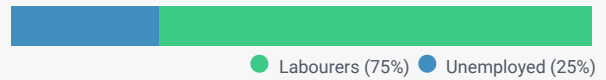
Demographics

In this section we look at the demographics of your neighbourhood (Centre • Orléans • Orléans • [Argonne-Champ Chardon-Fontaine-Nécotin](#)).

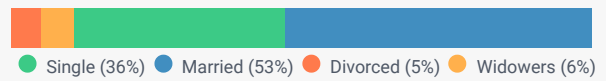
Gender distribution



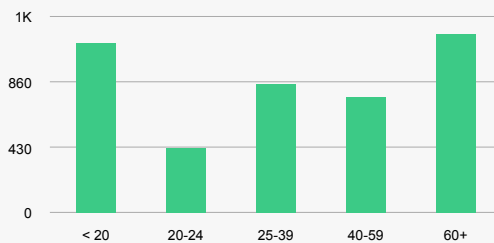
Workforce



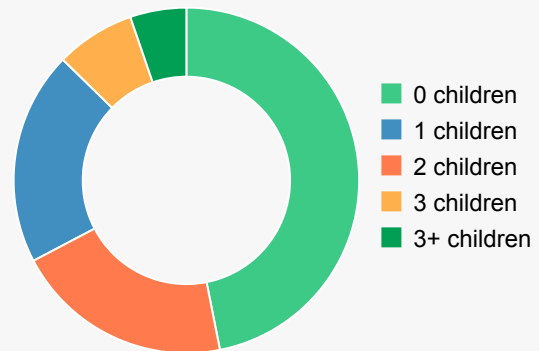
Living arrangement



Average age

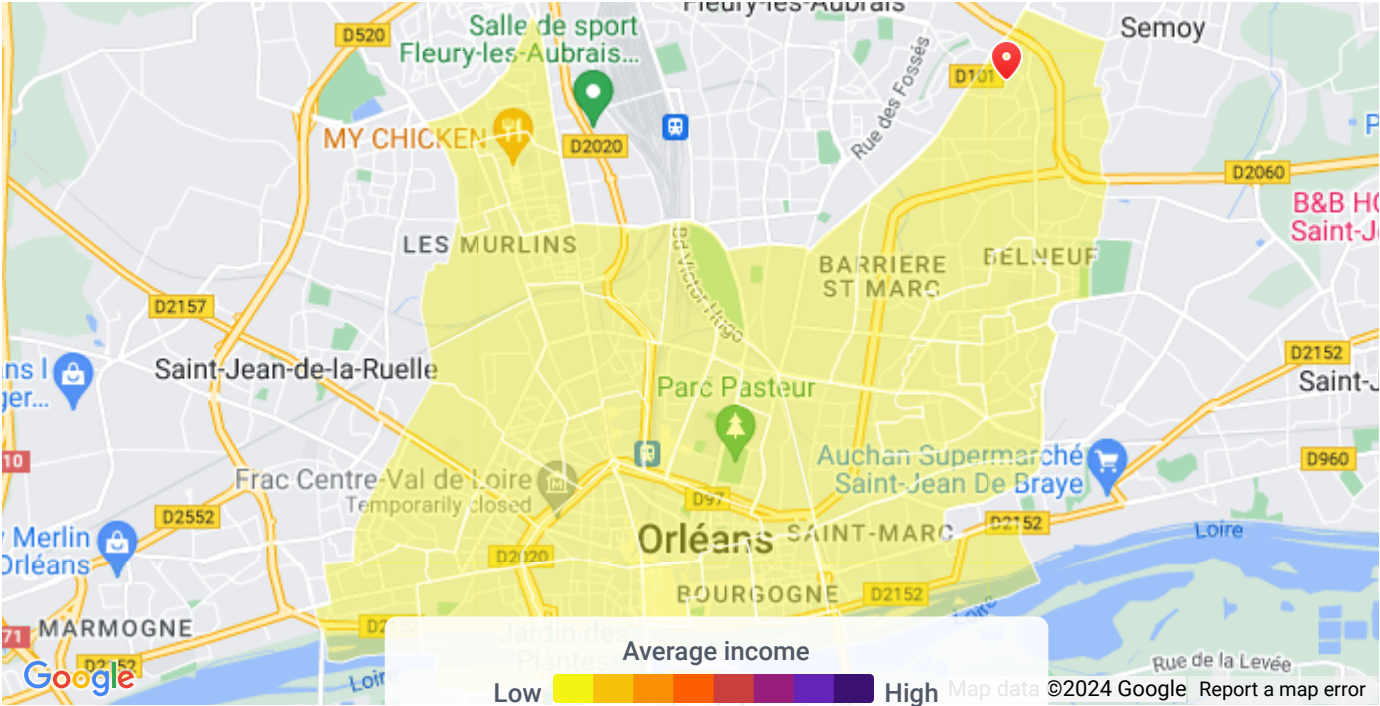


Family size



NEIGHBOURHOOD

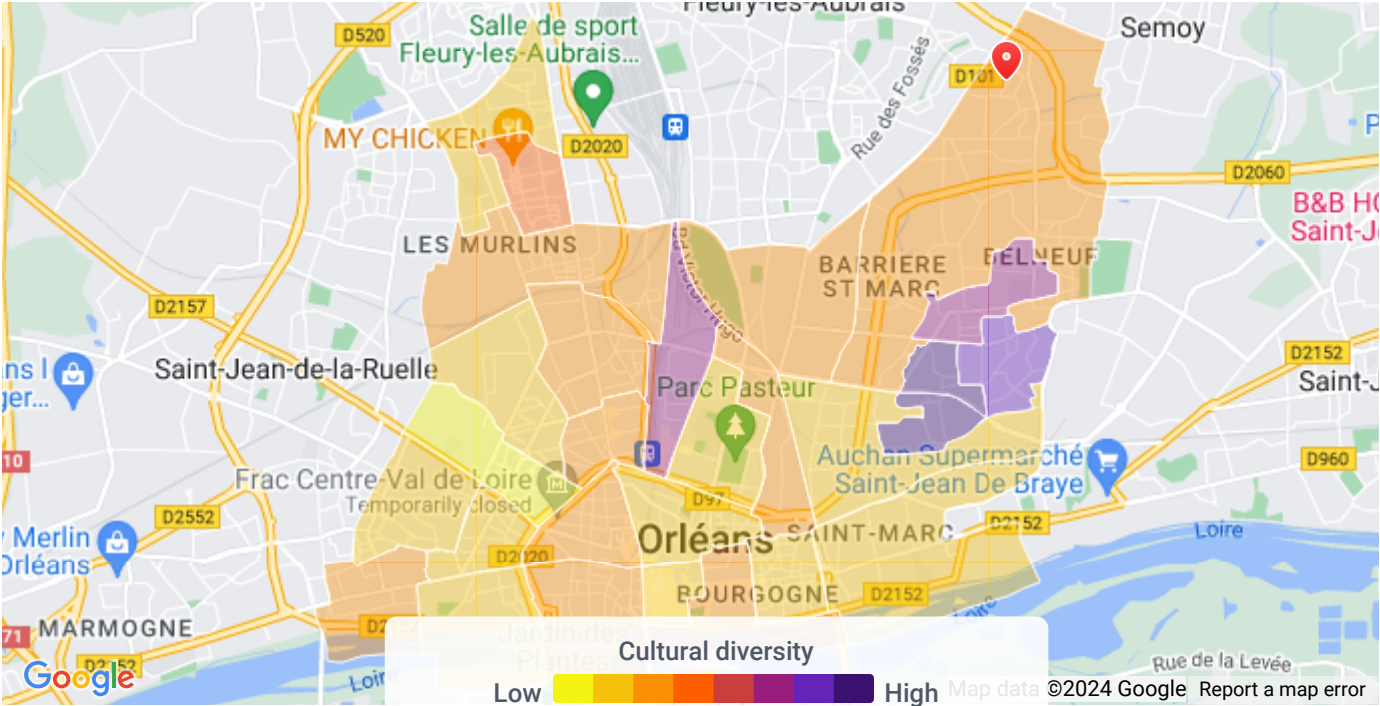
 **Average Income** - The average income for the whole of Orléans is € 1.043,78/month



Rank	Neighbourhood	Average income ▾
1 st	Martroi-Cathédrale	€ 1.483,46/month
2 nd	Bannier-Médiathèque	€ 1.408,46/month
3 rd	Bourgogne-Pasteur	€ 1.401,46/month
4 th	St-Laurent-Sanitas	€ 1.349,65/month
5 th	Beaumont-Vauquois	€ 1.345,23/month
...	...	...
21 st	Argonne-Champ Chardon-Fontaine-Nécotin	€ 937,62/month
...	...	...
24 th	Les Blossières-Mairie	€ 708,31/month
25 th	Marne	€ 614,23/month
26 th	Grand Villiers	€ 449/month
27 th	Argonne Sud	€ 385/month
28 th	Wichita-Mozart	€ 308,73/month

NEIGHBOURHOOD

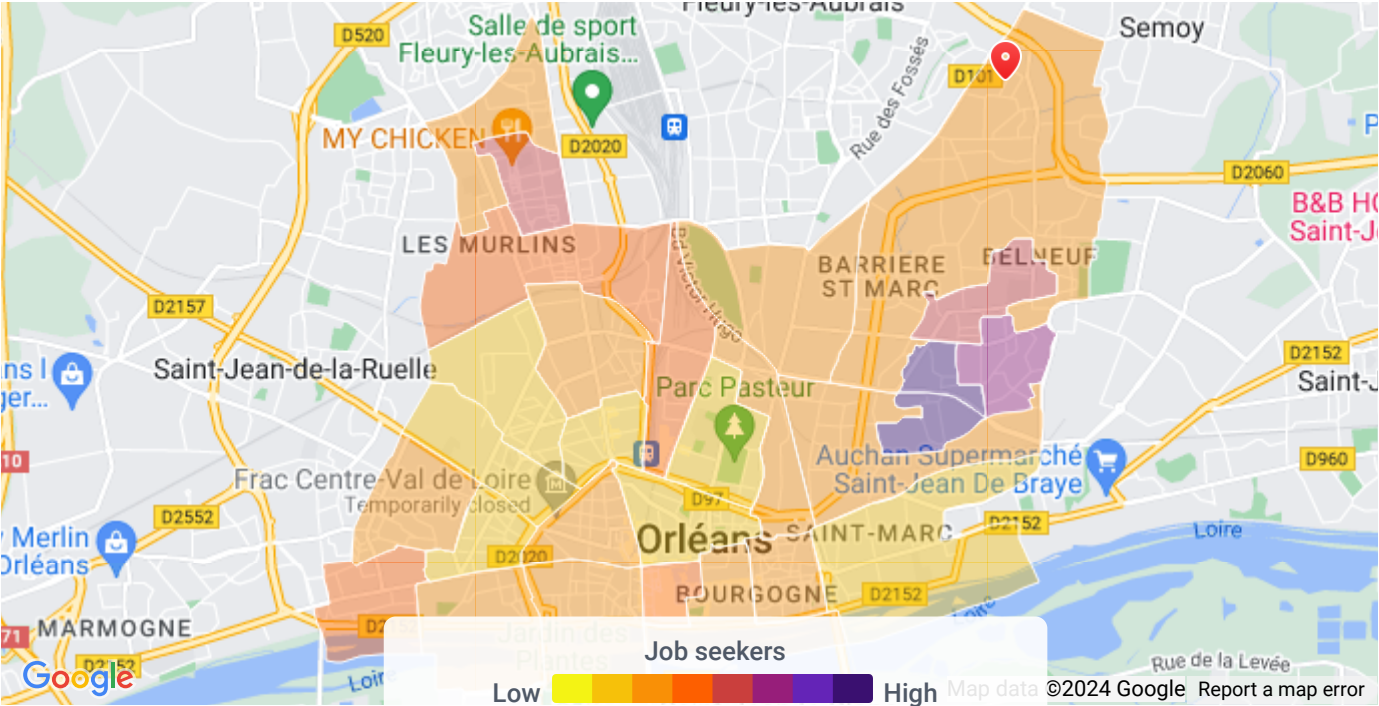
 Cultural diversity - Average level of cultural diversity for the whole of Orléans is **10.94%**



Rank	Neighbourhood	Cultural diversity ▾
1 st	Argonne Sud	31.18%
2 nd	Wichita-Mozart	28.51%
3 rd	Grand Villiers	24.67%
4 th	Gare-Munster	21.86%
5 th	Marne	20.71%
...	...	...
7 th	Argonne-Champ Chardon-Fontaine-Nécotin	11.13%
...	...	...
24 th	Martroi-Cathédrale	5.33%
25 th	Faubourg Bourgoigne	5.27%
26 th	Argonne Sud-Jean Zay	4.24%
27 th	Chateaudun-Dunois	4.16%
28 th	Sonis-St Jean	3.35%

NEIGHBOURHOOD

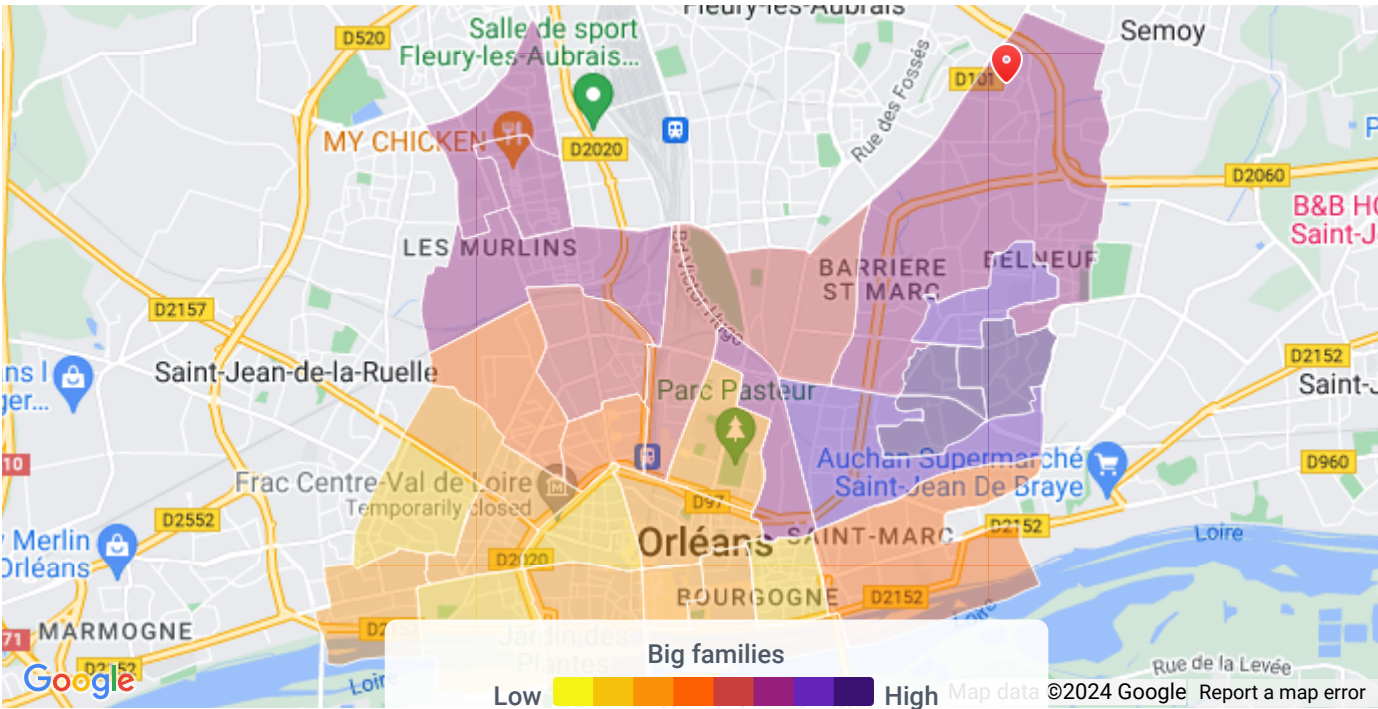
 **Job seekers** - Average level of amount of job seekers for the whole of Orléans is 3.9%



Rank	Neighbourhood	Job seekers ▾
1 st	Wichita-Mozart	11.31%
2 nd	Argonne Sud	9.03%
3 rd	Grand Villiers	7.69%
4 th	Marne	5.92%
5 th	Les Blossières-Mairie	5.24%
...	...	...
15 th	Argonne-Champ Chardon-Fontaine-Nécotin	3.32%
...	...	...
24 th	Sonis-St Jean	2.25%
25 th	Martroi-Cathédrale	2.2%
26 th	Bannier-Médiathèque	2.16%
27 th	Bourgogne-Pasteur	2.12%
28 th	Beaumont-Vauquois	2.01%

NEIGHBOURHOOD

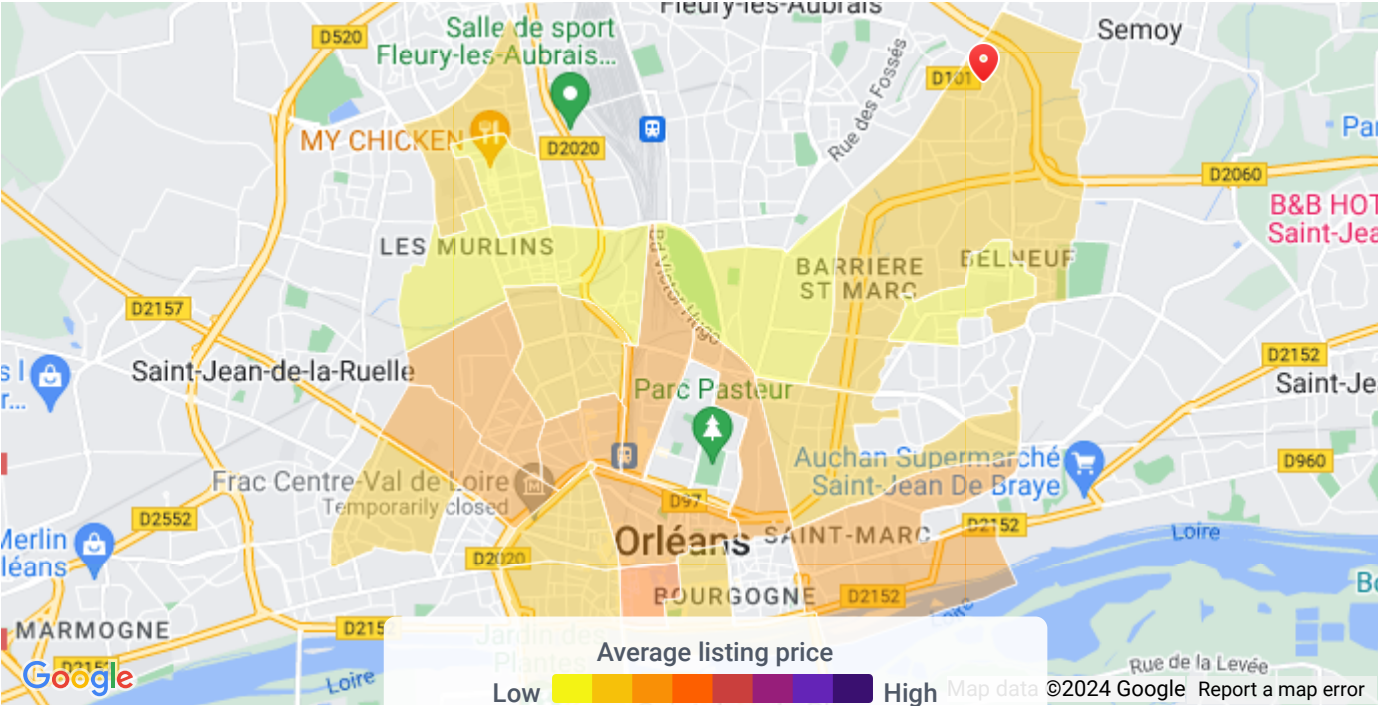
 **Big families** - Average amount of big families for the whole of Orléans is **11.01%**



Rank	Neighbourhood	Big families ▾
1 st	Wichita-Mozart	38.39%
2 nd	Argonne Sud	29.19%
3 rd	Grand Villiers	20.56%
4 th	Argonne Sud-Jean Zay	15.82%
5 th	Marne	15.04%
...	...	...
9 th	Argonne-Champ Chardon-Fontaine-Nécotin	12.68%
...	...	...
24 th	Bourgogne-Châtelet	5.08%
25 th	Bourgogne-St Aignan-St Euverte	4.7%
26 th	Faubourg St-Jean	4.22%
27 th	St-Laurent-Santas	3.83%
28 th	Carmes-République	3.27%

NEIGHBOURHOOD

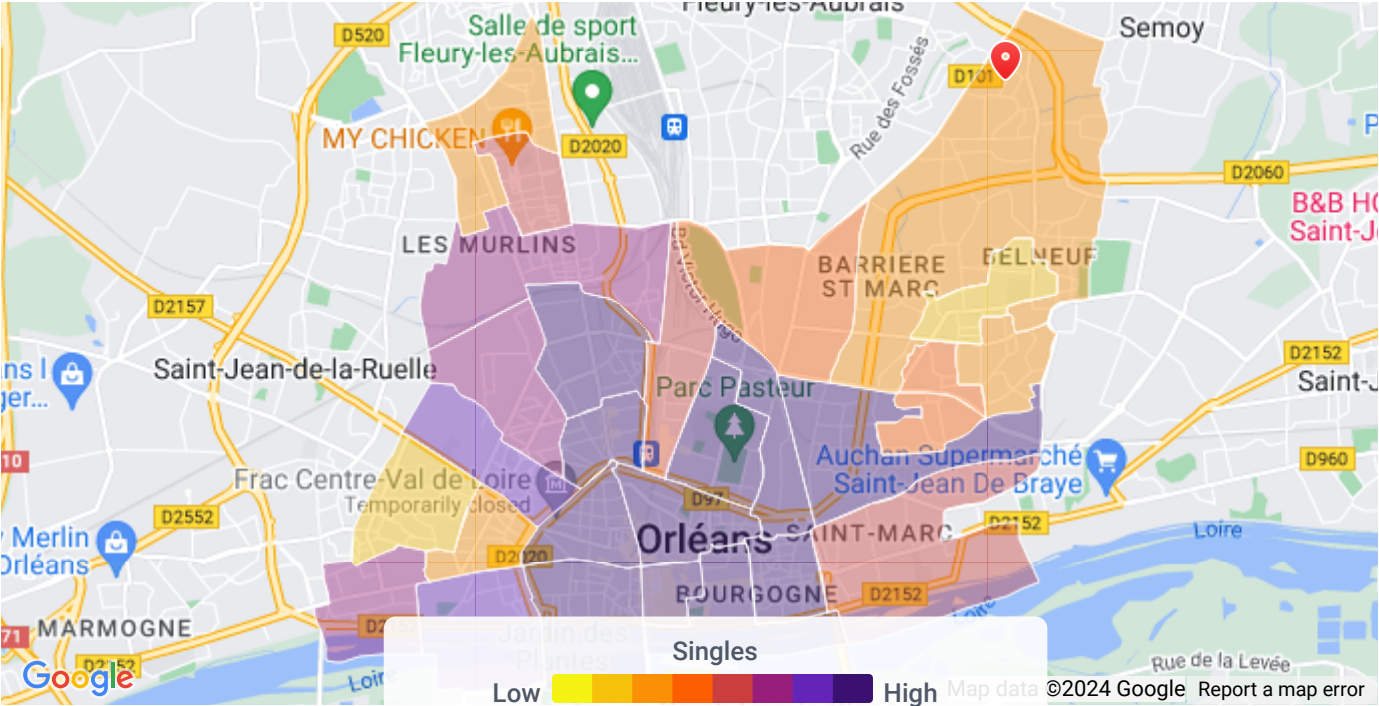
€ **Affordability** - Average listing price for the whole of Orléans is € 335.510



Rank	Neighbourhood	Avr. listing price ▾
1 st	Bourgogne-Châtelet	€ 580.000
2 nd	Bourgogne-St Vincent	€ 480.000
3 rd	Gare-Munster	€ 460.000
4 th	Faubourg Bourgogne	€ 450.000
5 th	Bannier-Médiathèque	€ 450.000
...	...	...
16 th	Argonne-Champ Chardon-Fontaine-Nécotin	€ 235.000
17 th	Acacias-Bannier-Groues	€ 209.000
18 th	Les Blossières-Mairie	€ 199.900
19 th	Marne	€ 198.000
20 th	Ouest-Gendarmerie	€ 197.800

NEIGHBOURHOOD

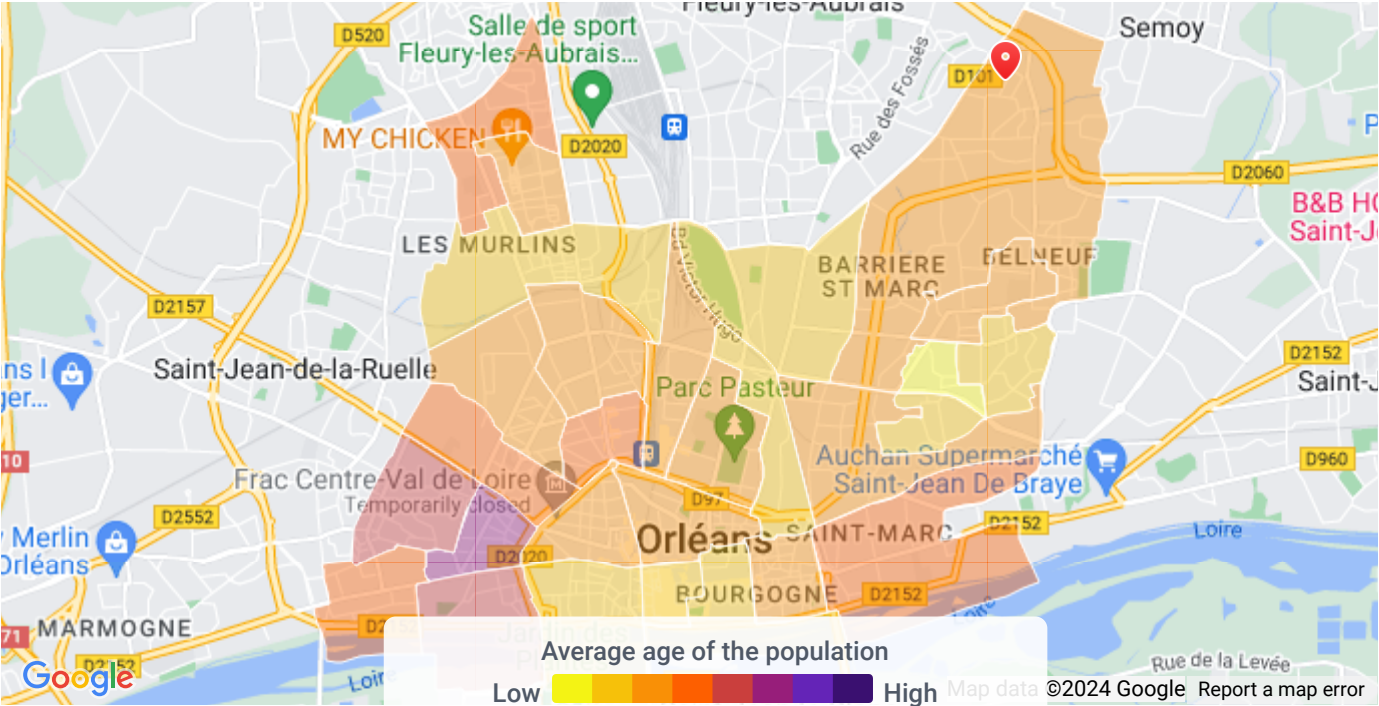
 **Singles** - Average amount of singles for the whole of Orléans is 49.12%



Rank	Neighbourhood	Singles ▾
1 st	Bourgogne-Préfecture	66.49%
2 nd	Carmes-Sud	65.93%
3 rd	Bourgogne-Châtelet	65.9%
4 th	Bourgogne-St Aignan-St Euverte	63.32%
5 th	Carmes-République	62.52%
...	...	...
24 th	Grand Villiers	38.31%
25 th	Beaumont-Vauquois	37.06%
26 th	Argonne-Champ Chardon-Fontaine-Nécotin	36.38%
27 th	Marne	35.43%
28 th	Faubourg St-Jean	34.79%

NEIGHBOURHOOD

 Population age - Average age for the whole of Orléans is 37.33

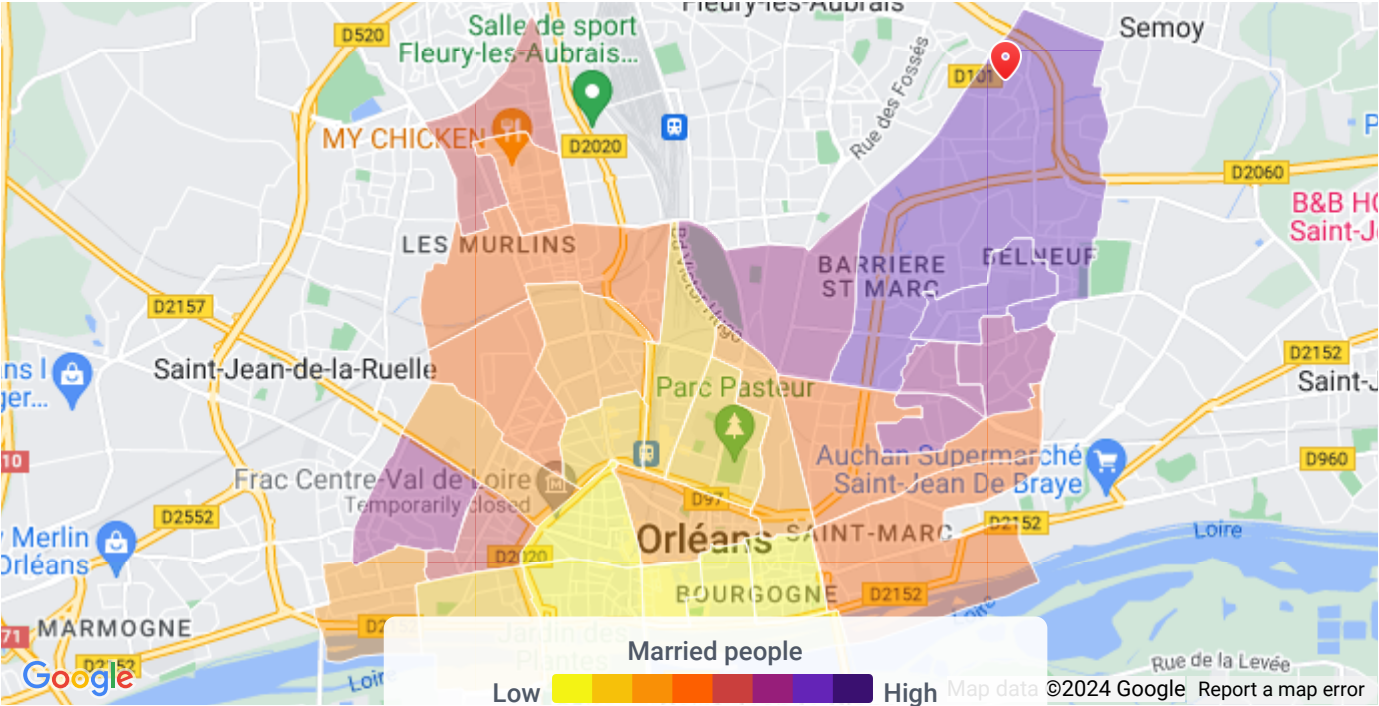


Rank	Neighbourhood	Avr. age of the population
1 st	Beaumont-Vauquois	45.22
2 nd	St-Laurent-Sanitas	44
3 rd	Faubourg St-Jean	42.91
4 th	Faubourg Bourgogne	41.3
5 th	Bannier-Médiathèque	39.83
...	...	...
14 th	Argonne-Champ Chardon-Fontaine-Nécotin	37.46
...	...	...
24 th	Bourgogne-St Vincent	33.84
25 th	Argonne Sud	33.7
26 th	Grand Villiers	33.61
27 th	Ouest-Gendarmerie	33.08
28 th	Wichita-Mozart	29.44

NEIGHBOURHOOD



Married people - Average amount of married people for the whole of Orléans is 36.23%



Rank	Neighbourhood	Married people ▾
1 st	Argonne-Champ Chardon-Fontaine-Nécotin	52.84%
2 nd	Marne	50.39%
3 rd	Argonne Sud	48.5%
4 th	Ouest-Gendarmerie	47.65%
5 th	Grand Villiers	47.32%
...	...	...
24 th	Carmes-République	24.68%
25 th	Bourgogne-St Aignan-St Euverte	23.93%
26 th	Bourgogne-Châtelet	23.28%
27 th	Carmes-Sud	22.01%
28 th	Bourgogne-Préfecture	20.44%