

Ideal investor building comprising 3 furnished flats with a garden. Quiet, central location. 6% profitability







INFORMATION

l own:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	125 m2
Plot Size:	298 m2

IN BRIEF

Ideal investor building renovated in 2019 located in a quiet area, with easy parking 3 furnished flats rented with a profitability of 6% net after deduction of taxes. NA T1 with a surface area of 28 m2 A T2 with a surface area of 35 m2 A T3 with a surface area of 58 m2 The 3 flats are independent, with their own water and electricity meters Cellar and attic for conversion. Garden with trees, bicycle shed and garden shedear the student pole (IUT) and the university restaurant







ENERGY - DPE

Bâtiment économe		Faible émission de GES
≤ 50 A	kwh	≤ 5 A kg
51 à 90 B		6 à 10 B
91 à 150 C		11 à 20 C
151 à 230 D		21 à 35 D
231 à 330 E		36 à 55 E
331 à 450 F		56 à 80 F
> 450 G		> 80 G
Bâtiment énergivore		Forte émission de GES

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.

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Ref: A19269SOC24

Price: 250 000 EUR agency fees to be paid by the seller





LOCAL TAXES

Taxe foncière:

2400 EUR

DESCRIPTION

Ideal investor building renovated in 2019 located in a quiet area, with easy parking 3 furnished flats rented with a profitability of 6% net after deduction of taxes.

NA TI with a surface area of 28 m2 $\,$

A T2 with a surface area of 35 m2

A T3 with a surface area of 58 m2

The 3 flats are independent, with their own water and electricity meters

Cellar and attic for conversion.

Garden with trees, bicycle shed and garden shedear the student pole (IUT) and the university restaurant

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

NOTES