

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



INFORMATION

Town:	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 shed near the student pole (IUT) and the university restaurant

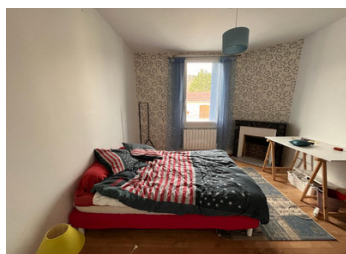


ENERGY - DPE



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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

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 shed near 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>

LOCAL TAXES

Taxe foncière: 2400 EUR

NOTES