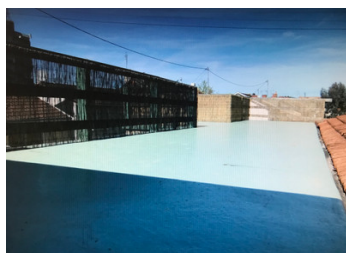
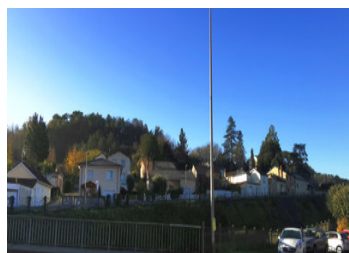


Building with rental yield, 7.5% profitability with 8 flats. Périgueux



INFORMATION

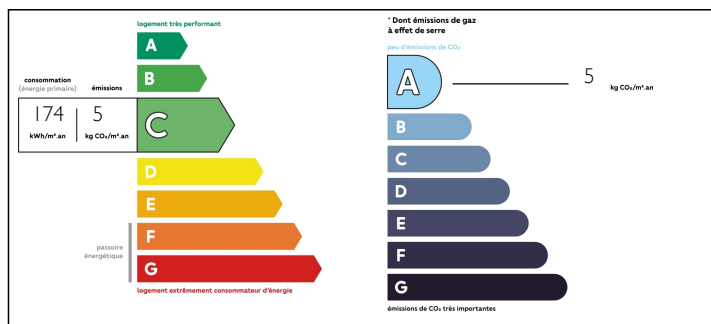
Town:	Périgueux
Department:	Dordogne
Bed:	11
Bath:	8
Floor:	425 m2
Plot Size:	180 m2



IN BRIEF

Located in the Saint-Georges district of Périgueux, close to all amenities. Completely renovated in 2010, this well-maintained building comprises 8 occupied apartments for a gross rental yield of around €53,000. Building for sale as a whole or in lots of one or more apartments: 2 F1, 3 F2, 3 F3 with terrace or garden from €63,000 to €138,000 depending on apartment and surface area. Voluntary managing agent. Separate meters, no gas, electric heating, parking in front of the building. Bike room. Current condominium charges approx. 131 €/year.

ENERGY - DPE



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.



DESCRIPTION

It comprises 2 T1 studios (approx. 40 m²), one of which has an outdoor courtyard. Three other T3 apartments of around 90 m², 68 m² and 62 m² each, two of which have an outdoor courtyard and the third a panoramic 65 m² roof terrace. Three T2 apartments, 59 m² and 2 of 45 m², including one with terrace and a duplex T2.

The building also features a 140m² semi-buried basement, which could be lowered by 50cm to create a large loft and two cellars.

Co-owned building of 9 units

Provisional annual charges: 1050€

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

LOCAL TAXES

Taxe foncière: **5865 EUR**

NOTES