

IDEAL RENTAL INVESTMENT F2 flat of 48 m2 close to all amenities.

EXCLUSIVE



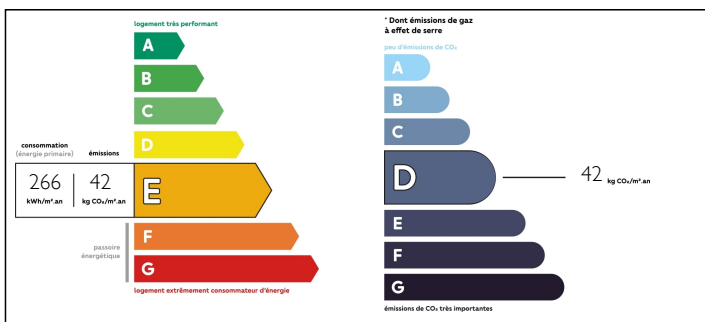
## INFORMATION

Town:	Caen
Department:	Calvados
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	0 m2

## IN BRIEF

Ideal for a rental investment, this 48 m2 flat is located in an area with all amenities. Tram, bus, shopping centre nearby, small shops at the foot of the building and close to the Caen/Ouistreham axis. The tenant has been in place for 12 years.

## 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

Currently rented for 12 years by the same tenant, this well-maintained flat on the 3rd floor with lift comprises a kitchen with small storeroom, a lounge, a bedroom, a bathroom and a separate toilet, all of which benefit from good exposure and are not overlooked.

A cellar, a large garage and a private parking space complete this property.

Rent: €470 + €80 service charges

Co-ownership charges: 1450 euros

Property tax: 1193 euros

## LOCAL TAXES

**Taxe foncière: 1193 EUR**

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

## NOTES