

Set of 3 houses + Building land. Ideal for investors.



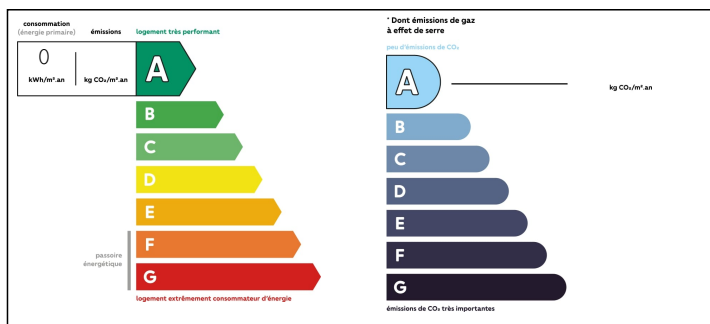
INFORMATION

Town:	Carcans
Department:	Gironde
Bed:	16
Bath:	8
Floor:	500 m2
Plot Size:	2181 m2

IN BRIEF

Three attractive houses and a building plot, offering a total of around 500 m² of living space. The first house is divided into 2 independent apartments. The second house is similarly divided into 2 apartments. The third house is divided into 4 apartments.

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

This vast property consists of three charming houses and a building plot, offering a total of about 500 m² of living space.

The first house is divided into two independent apartments, offering an excellent opportunity for seasonal rental or year-round rental for permanent residents.

The second house is also divided into two T3 apartments, thus offering the possibility of rental.

The third house is subdivided into four T3 apartments, which maximizes the income potential for the owners.

All in all, these three houses offer a total living area of 500 m² and are located on an outdoor plot of 2181 m². They include 16 living rooms, 16 bedrooms, 8 bathrooms and 8 kitchens, for a total of 40 rooms.

This property is ideal for investors, especially because of its location near Lake Maubuisson, which gives it a strong rental demand. In addition, it is possible to further divide the property after purchase into four individual lots, thus offering additional flexibility in terms of management and investment.

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

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