

For sale FUMEL, investment property comprising 5 flats and a garage.

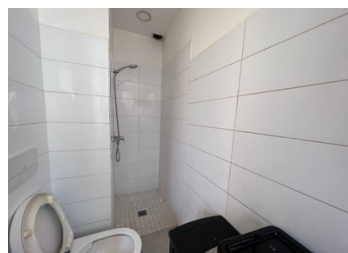
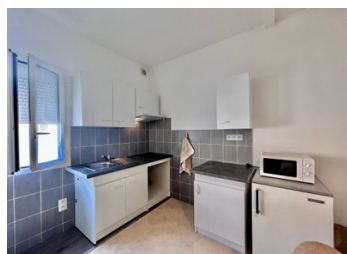


INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	102 m2
Plot Size:	0 m2

IN BRIEF

Treat yourself to a property in a small town in south-west France, in Fumel (47500). The proximity to all the town's shops and services (butchers/super market/pharmacies/bakeries/bar/insurance/hairdressers/school/bank/mechanic, very large market on Thursday mornings just a few kilometres away) is a real asset for this property.

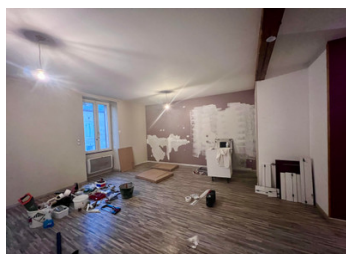


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1983 EUR

NOTES

DESCRIPTION

Access to the building is via a secure communal door.

The shared corridor leads to the various flats.

Ground floor:

Corridor, various storage areas, secure 22 m2 garage (could be rented out).

First floor (access by stairs):

- A T2 flat (already rented) of 25 m2 comprising a kitchenette, a living room, a shower room (shower and washbasin), a WC and a bedroom.
 - A 12m2 studio (already rented) comprising a kitchenette, a lounge/bedroom, a shower room with WC.
 - Two studios to finish renovating, each around 12 m2.
 - A T3 flat (just released) of 65m2 comprising a lounge/dining room, an open-plan fitted kitchen, upstairs two bedrooms, a shower room with WC and storage space.
- This flat has two storage areas.

All units have electric radiators.

Very good rental yield. Contact me for more information.

Don't wait any longer, invest!

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