

## Impressive Investment property with 4 fully renovated apartments in the heart of Prades



## INFORMATION

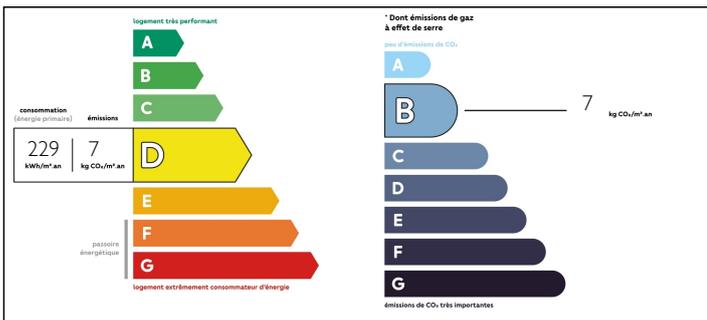
Town:	Prades
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	220 m <sup>2</sup>
Plot Size:	300 m <sup>2</sup>



## IN BRIEF

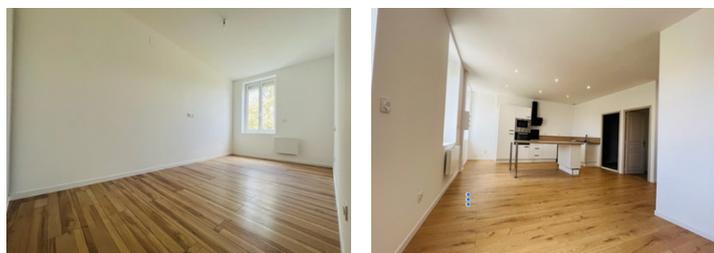
This impressive 220 m<sup>2</sup> stone property boasts four newly renovated apartments, 3 of which has their own allocated garden, one with a private terrace and a separate garage rental

## 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

The ground floor comprises a studio apartment of 49 m<sup>2</sup> which comes with an allocated 45 m<sup>2</sup> garden and is currently rented for 550 € per month + 50 € standing charges and a T3 apartment of 45 m<sup>2</sup> which benefits a private terrace of 45 m<sup>2</sup> and is rented out for 620 €+ 50 € in standing charges.

The top floor with a T3 apartment of 55.06 m<sup>2</sup> is rented for 620 € + 50 € in standing charges and a T2 apartment of 52.33 m<sup>2</sup> is rented for 550 € + 50 € in charges.both are also allocated a 45m<sup>2</sup> garden Additionally, there is a 35 m<sup>2</sup> garage rented for 80 euros per month.

Prades is situated between the Mediterranean that is 50km away (40mins), the ski slopes 48km (1hr) and only 36km (25 min) from the cultural city of Perpignan that has an international airport and a railway station with high speed links throughout France and Spain including Barcelona

## NOTES

this property represents an incredible investment opportunity. The entire building has been renovated from top to bottom and each apartment is fully equipped with double-glazed windows, electric roller shutters.

With a total monthly yield of 2340 € excluding standing charges of 200 € this property has good earning potential

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