

Cavaillon : Exclusively to LEGGETT International, 5 apartment building with rental yield of 6,4% rentability.

EXCLUSIVE



INFORMATION

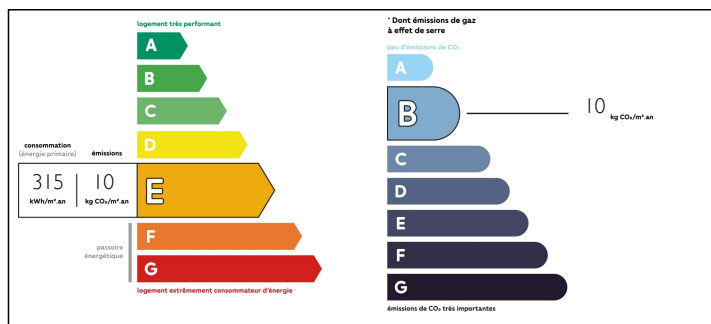
Town:	Cavaillon
Department:	Vaucluse
Bed:	8
Bath:	5
Floor:	248 m2
Plot Size:	109 m2

IN BRIEF

Ideal investor: Apartment building with a gross return of 7.75% and net of 6.4% which was renovated in the years 2004 and 2006 following building permit. Cavaillon is a French commune in the south-east of France, located in the department of Vaucluse in the Provence-Alpes-Côte d'Azur region, near les Alpilles, le Luberon et les Monts du Vaucluse, known to be the capital of Melon. This town of 27,000 inhabitants is located 17 km from Gordes, 20 km from Saint-Rémy-de-Provence, 10 km from Isle-sur-la-Sorgue, 2 km from the motorway, and 25 km from Avignon TGV station. Cavaillon is a city with very high rental demand due to its position in the Vaucluse and on the outskirts of the Bouches-du-Rhône department (you cross the Durance bridge and you arrive in Plan d'Orgon in the department of the Bouches-du-Rhône).

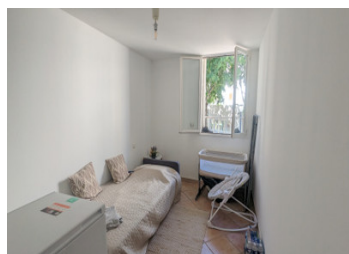


ENERGY - DPE



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: 3331 EUR

NOTES

DESCRIPTION

LEGGETT INTERNATIONAL offers you in exclusivity this building comprising five apartments completely renovated in 2004 and 2006, and regularly maintained. The building is composed as follows:

- a T2 of 35.02 m2 carrez which was rented from 02/03/2012 until 30/04/2023. It has just been refreshed and will be re-let 475 € + 20 € of charges, i.e. a total CC of 495 € (DPE in D: 224 kwh/m2/year, GHG: 7 kg/CO2/year),
- a T3 of 56.73 m2 carrez rented since 03/26/2022 at €642 + €25 charges, i.e. a CC rent of €667 (DPE in D: 187 kwh/m2/year, GHG: 5 kg/CO2/year),
- a T2 of 33.54 m2 carrez rented since 06/02/2022 at €472 + €20 charges, i.e. a CC rent of €492 (DPE in E: 327 kwh/m2/year, GHG: 10 kg/CO2/year),
- a T4 of 73.34 m2 carrez rented since 01/02/2020 at 753 € + 25 € of charges i.e. a CC rent of 778 € (DPE in E: 315 kwh/m2/year, GHG: 10 kg/CO2/year),
- a T2 of 43.15 m2 carrez rented since 09/04/2021 at €438 + €15 charges, i.e. a CC rent of €453 (DPE in E: 272 kwh/m2/year, GHG: 8 kg/CO2/year), i.e. a total of 2780 € HC and 2885 € CC.

All apartments are rented on a 3/6/9 lease. The water and electricity meters are independent. The property tax is €3331 per year. All the apartments are equipped with electric heating and reversible air conditioning, and hot water is produced by electric cumulus. The outbuildings are...