

building of 300 m2 in single ownership. GOOD rental income, 3 flats, loft, T4, T3, commercial premises.

EXCLUSIVE



INFORMATION

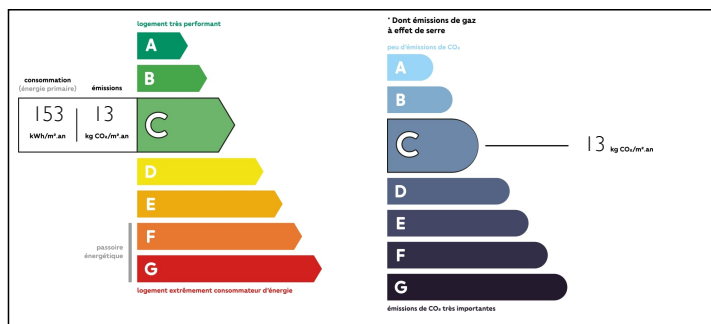
Town:	Cazères
Department:	Haute-Garonne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	30 m2

IN BRIEF

Investment property comprising 3 flats and large commercial premises in good condition. Commercial premises of 72m2 with 2 storerooms of 17m2. A T3 of 60m2 with an inner courtyard of 30m2 not overlooked. On the 1st floor, a large T4 of 95m2 with a fitted kitchen opening onto the living room. Top floor: loft of 65m2 with uninterrupted views, living room of 40m2 with open-plan kitchen, bedroom with dressing room and converted sleeping area. ANNUAL INCOME €26,000 *The T4 will be available for rent in a few weeks. Stable tenants for 6 years. The communal area is very well maintained, with no work required. Last works carried out less than 10 years ago. Good rental yield. Quiet location close to all amenities within walking distance. Free parking.

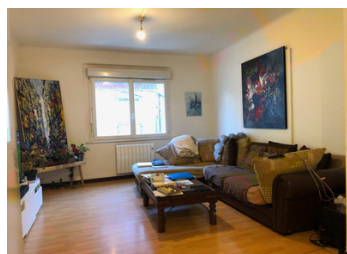


ENERGY - DPE



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

Cazères is a dynamic and attractive town with schools, collège and lycée. Weekly market. Free A64. Toulouse 40mn. Railway station 10 minutes' walk. Ideal for investors.

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

LOCAL TAXES

Taxe foncière: 2906 EUR

NOTES