LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25842JES87 Price: 139 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (127 523 EUR without fees)

Excellent investment property - instant income















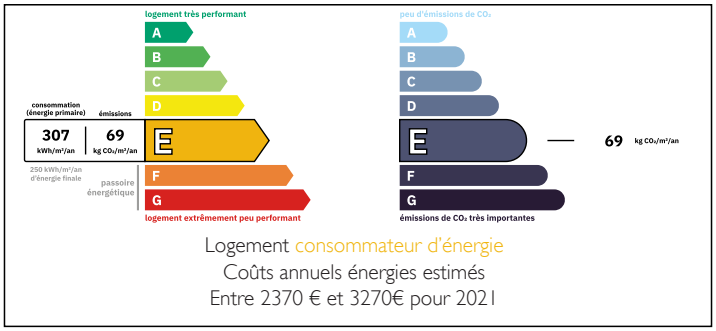
INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	144 m2
Plot Size:	115 m2

IN BRIEF

Village property with two apartments and income from a hairdressing salon

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2370 € et 3270€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**883 EUR**

NOTES

DESCRIPTION

Situated in the middle of a lively village on the Haute Vienne / Dordogne border, walking distance to amenities. This property will provide you with an instant income from the hairdressing salon which has been in situ for 7 years.

The salon occupies the ground floor of the building with access to an enclosed courtyard.

A separate entrance leads to the two upper floors, both of which contain one bedroom apartments (of which one already has a tenant).

The building is in good condition with double glazed windows, roller shutters and fire doors.

Each letting unit has it's own meter counters except for the oil fired heating which is divided amongst the tenants.

An attic space could be converted to make a third apartment. There is a also a cellar.

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