LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34670LAC11 Price: 145 000 EUR

agency fees to be paid by the seller

Set of 3 Apartments in a Character Building – Prime Investment Opportunity















INFORMATION

Town:	**Limoux**
Department:	**Aude**
Bed:	**2**
Bath:	**3**
Floor:	**172 m2**
Plot Size:	**0 m2**

IN BRIEF

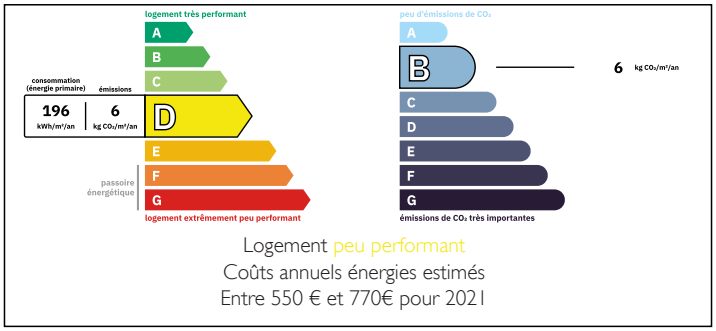
Set of Three Apartments for Rental Investment in Limoux – Strong Returns & Prime Location

Located on the 2nd floor of a character building, this set of three apartments offers an excellent investment opportunity with a yield close to 8%, factoring in property tax and shared ownership fees.

The lot includes:
- Studio (28 m²) – Rented for over 10 years, current rent €370/month.
- One-bedroom apartment + office (62 m²) – rented for €480/month, excellent condition and beautiful view over the river
- One-bedroom apartment (53 m²) – Needs renovation (kitchen, bathroom, windows...). Once refurbished, it could rent for around €450/month. Potential to expand with an adjacent 9 m² room.

A smart investment: two units generate immediate

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 550 € et 770€ 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.

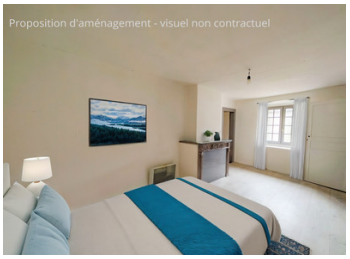
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LOCAL TAXES

Taxe foncière: **2653 EUR**

NOTES

DESCRIPTION

The Advantages of This Investment:

 Immediate Profitability: Two apartments are already rented, providing rental income from day one.
 Optimization Potential: Renovating the third apartment could allow for tax benefits and increase the property's value.
 Prime Location: Just steps from Limoux's main square, yet in a quiet area with easy parking.

A great opportunity for an investor looking for profitability, rental security, and long-term value appreciation.

Located in Southern France, the Occitanie region is highly sought after for its high quality of life, sunny climate, and rich historical and natural heritage. Nestled between the Mediterranean Sea and the Pyrenees Mountains, it attracts both tourists and residents with its vast natural landscapes, perfect for hiking and cycling, its renowned vineyards, and its peaceful way of life.

Set in the Aude Valley, Limoux is a charming town known for its mild climate, welcoming atmosphere, and well-preserved heritage. It is famous for its Blanquette de Limoux, a sparkling wine enjoyed far beyond France's borders, and for its carnival, one of the longest in the world, lasting three months after Christmas!

With its local shops, schools, lively cultural scene, and proximity to Carcassonne, Limoux appeals to families, young professionals, and retirees seeking a pleasant living environment.

Real estate investment in Limoux is particularly attractive, with strong rental demand, driven by a stable local population and a dynamic business environment.

Co-owned building of 19 units