LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35653MSY66 Price: 56 000 EUR

agency fees to be paid by the seller

Excellent investment opportunity! - Furnished and rented studio apartment in the historic centre of Perpignan











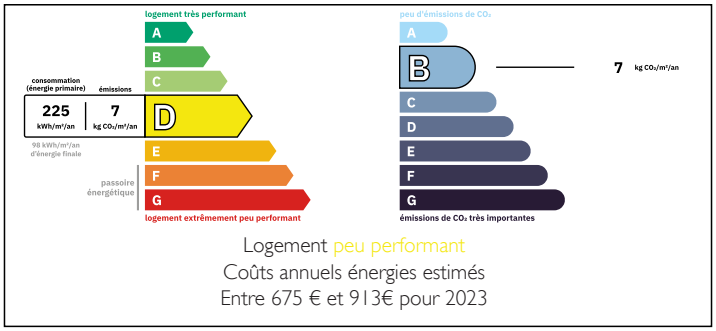
INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	0
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of Perpignan, with its countless shops, cafés and restaurants within a few minutes' walk, this 34m² studio apartment is very well situated in an area renowned for its artists' studios and artisan shops.
The living area is spacious and the kitchen and shower room have been recently installed, along with double-glazed windows. Sold furnished, the apartment is currently rented for 380€ per month, offering an immediate revenue stream for the new owner. (The tenant also pays for her own water and electricity). If you're looking to maximise your earning potential, the owner is also selling the one-bedroom apartment across the hall !
This is a great opportunity for an excellent return on investment, so if that's what you're looking for, contact us as soon as possible !

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 675 € et 913€ pour 2023

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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DESCRIPTION

This furnished studio apartment in the historic centre of Perpignan offers an immediate income for the new owner of 380€ per month. Within a few minutes' walk of countless shops, cafés and restaurants, plus a cinema which frequently shows films in their original language, it is in a very desirable location.
If you're looking to maximise your earning potential, the owner is also selling the one-bedroom apartment across the hall!
This is a great opportunity for an excellent return on investment, so if that's what you're looking for, contact us as soon as possible!

The apartment comprises:
Entrance hall (3m²)
Living area (21m²) – light and airy
Kitchen (5.5m²) – recently installed and fully fitted and equipped
Shower room with WC (4m²) - recently installed

Additional information is available on request.
All measurements are approximate and non-contractual.

LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES

Perpignan, the dynamic capital of the Pyrénées-Orientales, offers an outstanding quality of life with its unique blend of Mediterranean charm and Catalan culture. Boasting over 300 days of sunshine a year, the city enjoys a warm climate, and vibrant markets. One of Perpignan's greatest advantages is its prime location. Just a short 15-minute drive from the Mediterranean coastline, you can enjoy beautiful beaches in the summer and excellent ski slopes in the winter. Renowned ski resorts like Font-Romeu and Les Angles are an hour and a half away, making weekend ski trips easy and accessible. Perpignan is also perfectly positioned, half an hour from the Spanish border, with Barcelona just two hours away by train or car.
This proximity offers endless opportunities for...