

## Investment property – 3 let flats – Lamalou-les-Bains town centre



## INFORMATION

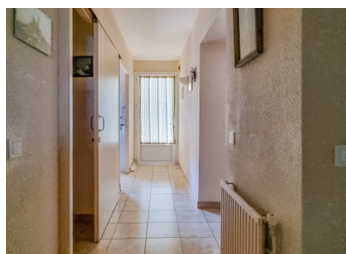
|             |                   |
|-------------|-------------------|
| Town:       | Lamalou-les-Bains |
| Department: | Hérault           |
| Bed:        | 5                 |
| Bath:       | 3                 |
| Floor:      | 156 m2            |
| Plot Size:  | 335 m2            |

## IN BRIEF

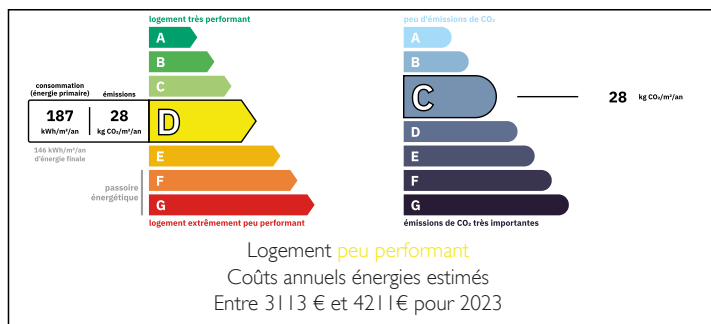
In the heart of Lamalou-les-Bains, within walking distance of shops, services, thermal baths and local amenities, discover this fully let investment property, comprising three self-contained flats offering excellent rental stability. Built over two floors, the property offers approximately 156 m<sup>2</sup> of living space and comprises a single-storey two-bedroom flat suitable for people with reduced mobility, a two-bedroom flat with a covered terrace, and a two-bedroom duplex flat with a private garage. The tenants have been in place for many years, guaranteeing a steady income and hassle-free management. The roof has just been completely re-tiled, the façade is in very good condition and the building has always been carefully maintained. The property also features a private courtyard for easy parking, as well as cellars for storage.

Current annual rental income: €15,240

Rented property, new roof, secure investment.



## 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: 1554 EUR

## NOTES

## DESCRIPTION

### LAYOUT :

1: Single-storey two-bedroom flat – Ground floor (58.70 m<sup>2</sup>)

Entrance via a hallway leading to the rooms

Separate kitchen

Living room

Two bedrooms

Bathroom

Separate toilet

Flat suitable for people with reduced mobility

Double-glazed PVC windows

Town gas central heating

Tenancy agreement in place since 2005

Rent: €480 excluding service charges per month

2: Two-bedroom flat with covered terrace – 1st floor (58.96 m<sup>2</sup>)

Hallway leading to rooms

Separate kitchen

Living room

Two bedrooms

Bathroom

Separate toilet

Covered terrace

Double-glazed PVC windows

Mains gas central heating

Tenancy agreement in place since 1993

Rent: €370 excluding service charges per month

3: Two-bedroom duplex flat with garage – Ground floor and first floor (38.53 m<sup>2</sup>)

Living room with kitchen area

Bedroom upstairs

Shower room

Separate toilet

Private garage (17.50 m<sup>2</sup>)

Double-glazed PVC windows

Electric heating

Tenancy agreement in place since June 2024

Rent: €420 per month, including €10 towards service charges