

Turnkey Rental Investment – 2 Units with Private Garages



INFORMATION

Town:	Villemur-sur-Tarn
Department:	Haute-Garonne
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	0 m ²



IN BRIEF

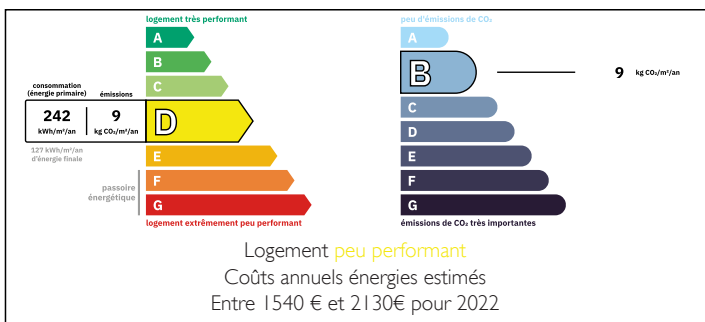
Close to all amenities, this house offers two separate apartments, each one with a private garage. No condominium association.

Two garages on the ground floor. On the first floor, a one-bedroom apartment (approx. 30 sqm). On the second floor, an apartment of 34.76 sqm (Carrez Law surface area – total floor area: 42.12 sqm).

The first-floor apartment is currently rented at €400 including charges.

The second-floor apartment is vacant. It was previously rented at €420 + €10.

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

Individual heating system with electric convectors.

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

NOTES