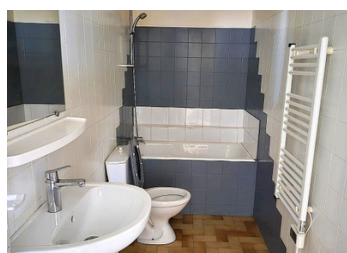


## Building comprising four 2-rooms apartments (T1)



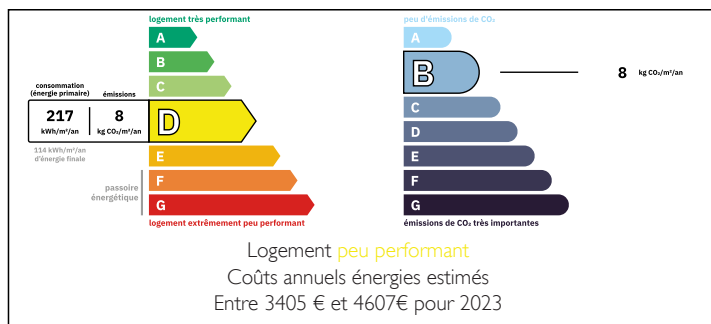
## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Cahors |
| Department: | Lot    |
| Bed:        | 4      |
| Bath:       | 4      |
| Floor:      | 150 m2 |
| Plot Size:  | 0 m2   |

## IN BRIEF

Building comprising four 2-rooms apartments (T1): two are currently rented (2nd and 3rd floors), one is available to rent, and one needs refreshing before being put on the market. Current income is €725/month, with a potential of €1,500/month once the ground floor and 1st-floor apartments are rented.

## 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

Building comprising four 2-rooms apartments (TI): two are currently rented (2nd and 3rd floors), one is available to rent, and one needs refreshing before being put on the market. Current income is €725/month, with a potential of €1,500/month once the ground floor and 1st-floor apartments are rented.

The 3rd-floor apartment has sloped ceilings and has been rented to the same tenant for 15 years; the 2nd-floor apartment has been occupied by a tenant for 2 years.

Double glazing, 4 electricity meters, 4 water meters.

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

## LOCAL TAXES

**Taxe foncière: 3900 EUR**

## NOTES