LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48361STS31 Price: 290 000 EUR

agency fees to be paid by the seller

A Property Portfolio Comprising a 4-Bedroom House and a Three-Unit Apartment Building













INFORMATION

Town:	Villemur-sur-Tarn
Department:	Haute-Garonne
Bed:	0
Bath:	0
Floor:	171 m2
Plot Size:	1900 m2

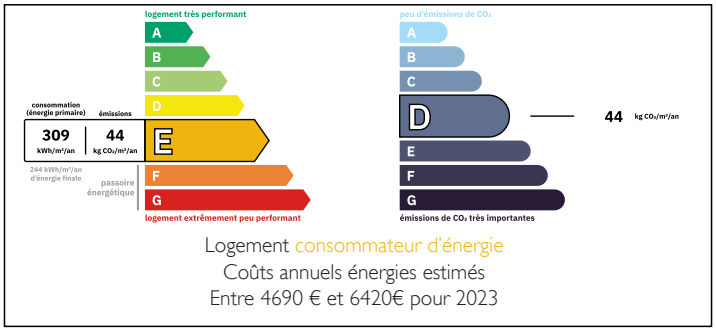
IN BRIEF

Located close to the historic centre of Villemur, this property portfolio comprises four residential units spread across a three-unit apartment building and a detached house. Three of the four units are currently let.

The property also includes four garages and two outbuildings. Modernisation and cosmetic refurbishment are required throughout.

The plot being sold measures approximately 1,900 sqm, with the subdivision process currently underway.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4690 € et 6420€ 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

VILLEMUR – PROPERTY PORTFOLIO – 4 RESIDENTIAL UNITS

This property benefits from a prime location, within easy walking distance of shops, local services and everyday amenities.

The property is arranged as follows:

Apartment Building : Ground floor: One two-bedroom apartment of approximately 60 sqm, currently vacant. First floor: Two two-bedroom apartments of approximately 60 sqm each, both currently let.

Detached Single-Storey House :

One three-bedroom house, currently let.

Offered for sale as a whole, this property represents an attractive investment opportunity, with existing rental income.

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

LOCAL TAXES

Taxe foncière: **3773 EUR**

NOTES