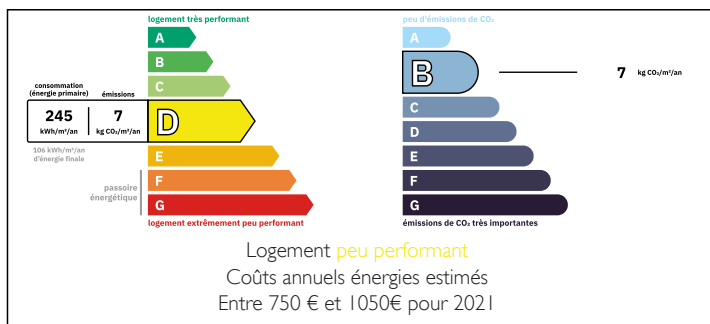


Two-room flat in the centre of Grigny

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Grigny
Department:	Essonne
Bed:	1
Bath:	1
Floor:	46 m²
Plot Size:	0 m²

IN BRIEF

Turnkey Investment Opportunity - Apartment with existing tenant

This second-floor, two-bedroom flat comprises an entrance hall, living room, kitchen, bedroom, bathroom, separate WC, cupboard, balcony and a basement parking space.

This property is ideal for rental investment and is sold with an existing tenant, ensuring an immediate and regular income. Located in a dynamic, sought-after area, this flat offers :

- Privileged location: close to shops, schools and public transport, guaranteeing strong rental appeal.
- Immediate return: The property is sold occupied, allowing you to benefit from rent from the first day of ownership.
- Simplified management: A stable tenant already in place and a current lease, for a hassle-free transition.
- Potential for value enhancement: A constantly evolving environment, offering excellent prospects for increasing the value of the property.

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: 1225 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Turnkey Investment Opportunity - Apartment with an existing tenant

On the second floor, this two-bedroom flat comprises an entrance hall, living room, kitchen, bedroom, bathroom, separate WC, cupboard, balcony and a parking space in the basement.

This property is ideal for rental investment and is sold with an existing tenant, ensuring an immediate and regular income. Located in a dynamic, sought-after area, this flat offers :

- Privileged location: close to shops, schools and public transport, guaranteeing strong rental appeal.
- Immediate return: The property is sold occupied, allowing you to benefit from rent from the first day of ownership.
- Simplified management: A stable tenant already in place and a current lease, for a hassle-free transition.
- Potential for value enhancement: A constantly evolving environment offering excellent prospects for increasing the value of the property.

Don't miss out on this unique opportunity to invest in a buoyant market and secure a rental income from the outset. For more information or to arrange a viewing, contact us today.

Co-owned building of 134 units
Provisional annual charges: 1680€

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