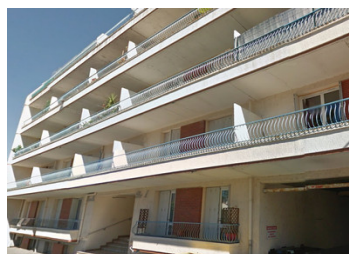


One-bedroom flat with existing tenant in a residence close to the town centre and railway station



INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	1
Bath:	1
Floor:	44 m2
Outside Space:	9 m2



IN BRIEF

IDEAL INVESTMENT - TWO-BEDROOM TOP FLOOR APARTMENT WITH VIEWS - RENTED!

Prime location in a sought-after neighbourhood
This apartment is ideally located in a popular neighbourhood:

Close to the town centre.

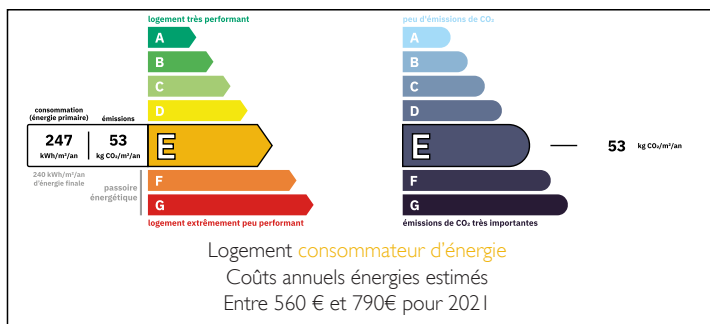
Quick access to the train station.

Secure residence with lift.

Property Description (One-bedroom apartment)
Located on the 4th and top floor, this high-quality one-bedroom apartment offers a bright living environment:

Exceptional unobstructed view of the hills from the private balcony.

ENERGY - DPE



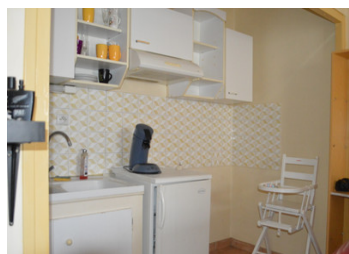
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

A Rental Investment Without Waiting

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)5 53 60 84 88
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France
The property is currently rented ensuring you immediate income without any rental vacancy!

Monthly rent: €410 (excluding charges)



DESCRIPTION

This flat is divided into:

- An entrance hall
- A living room with open-plan kitchen opening onto a balcony terrace
- A bedroom with cupboards opening onto the balcony terrace
- A bathroom with shower, toilet and washing machine connection.
- A storeroom in the basement

All windows and doors are double-glazed

Free parking space within the residence

Lease expires in December 2027

Co-owned building of 2 units

Provisional annual charges: 904€

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

LOCAL TAXES

Taxe foncière: 892 EUR

NOTES