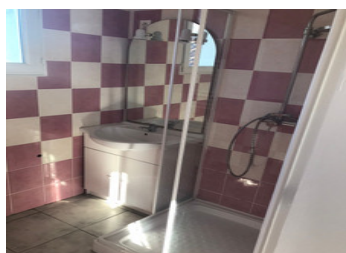


RENTAL INVESTMENT OPPORTUNITY / PLAISANCE-DU-GER 32 / STUDIO+2BED HOUSE+ HOUSE TO RENOVATE + TENANTS IN PLACE



INFORMATION

Town:	Plaisance
Department:	Gers
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1436 m2



IN BRIEF

Located in the vibrant centre of Plaisance-du-Gers, this property offers an excellent investment opportunity with immediate rental income and potential for further development. Just a short stroll to local shops, cafés, and services, it's perfectly positioned for those seeking a renovation project with long-term gain that also has immediate income.

The Property comprises:

STUDIO APARTMENT – Currently let with a sitting tenant, providing immediate income.

TWO-BEDROOM HOUSE – Also tenanted, this part of the property features:

Veranda, 4.1m2

Open-plan kitchen / dining / living area, 15.5m2

Shower room, 3m2

WC, 1.6m2

2 Bedrooms, (9m2 +9m2) both with built in

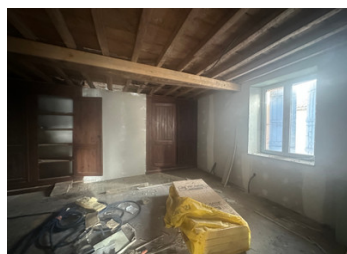
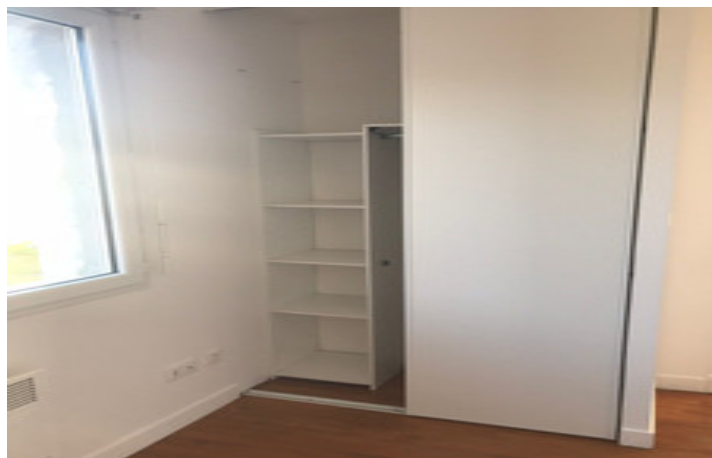
ENERGY - DPE

DPE not required.

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.

existing accommodation.



DESCRIPTION

EXTERIOR

Garden - 1436m2

Outbuildings for storage or future development

Private parking

Vegetable patch

REGION

Set in the heart of Plaisance-du-Gers 32 with all amenities

International airports of Bordeaux and Toulouse less than 2hr drive and more locally Tarbes/Lourdes airport 1hr

All measurements and distances are approximate.

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

NOTES