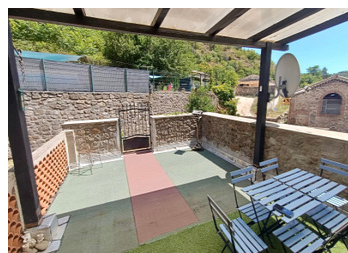


Robiac-Rochessadoule- GARD - House with 4 flats

EXCLUSIVE



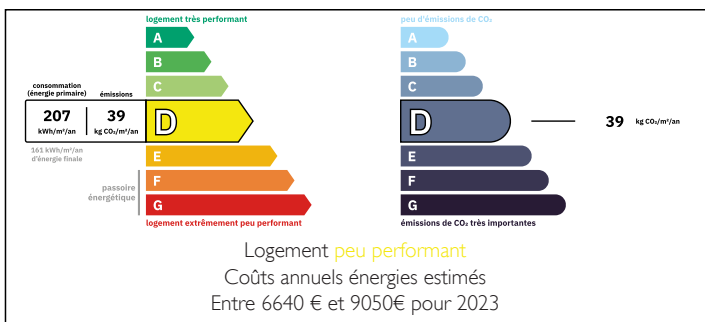
INFORMATION

Town:	Robiac-Rochessadoule
Department:	Gard
Bed:	6
Bath:	4
Floor:	293 m2
Plot Size:	597 m2

IN BRIEF

A characterful investment property comprising 4 flats, just 10 minutes from Saint-Ambroix. Fully renovated and ready to move into, with a potential gross rental yield of approximately 9 per cent. The property comprises four self-contained flats, a garage, private parking and an enclosed garden. Currently, one flat is let on a long-term basis and another is on a short-term let, providing immediate rental income. Thanks to its peaceful, green setting and versatile potential, this is the ideal investment or a perfect home for a large family or for multi-generational living.

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.



NOTES

DESCRIPTION

A unique investment property comprising 4 flats and offering a gross yield of up to 9% – just 10 minutes from Saint-Ambroix

Are you looking for a profitable investment in the sunny south of France? Then this characterful investment property is a real opportunity. Fully renovated whilst respecting its authentic features, this property combines charm, comfort and an attractive return on investment.

The property comprises four fully self-contained flats, ideal for both long-term and short-term lettings. At full occupancy, it offers an **estimated gross rental yield of approximately 9%.

Layout

* 2 flats of approximately 45 m², one of which has access to a charming courtyard.

* 2 spacious flats of approximately 100 m², one of which features a sunny private terrace.

The property is complemented by an adjoining garage, a private parking space and a fully enclosed garden, which significantly enhances its appeal to tenants and residents.

Currently, one flat is let on a long-term basis and another is being successfully let on a short-term basis, allowing you to enjoy immediate rental income from day one, with further potential for growth.

The property is also in excellent technical condition. The roof was completely refurbished in 2014 and, in 2016, all windows were replaced with double glazing, ensuring extra comfort and lower maintenance costs.

The peaceful, green setting, just 10 minutes from the lively town of Saint-Ambroix, makes this property particularly attractive to tenants, holidaymakers and anyone looking for a second home surrounded by