

Investment Opportunity – 4-Unit Building with Upside Potential

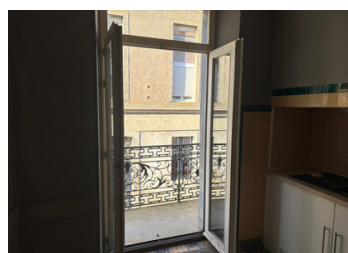


INFORMATION

Town:	Limoux
Department:	Aude
Bed:	0
Bath:	0
Floor:	250 m2
Plot Size:	300 m2

IN BRIEF

Fully rented 4-unit building offering immediate income and great potential. It's a low-cost entry investment with steady tenants already in place. With a bit of renovation, there's strong upside for increased value and returns.



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.



DESCRIPTION

Affordable entry point into a solid income-producing property. This four-unit building is already fully rented, providing immediate cash flow from day one. While the property could benefit from some updates and light investment to really bring it to life, the fundamentals are strong — consistent tenants, a great layout, and solid bones.

Perfect for investors looking for a low-cost entry into the market with built-in rental income and room to increase value through renovation or upgrades.

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

LOCAL TAXES

Taxe foncière: 4293 EUR

NOTES