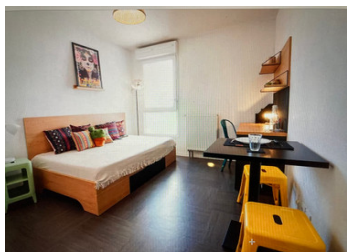


Turnkey leaseback investment opportunity - studio in Montpellier with 4,6% net yield, fully managed for you.



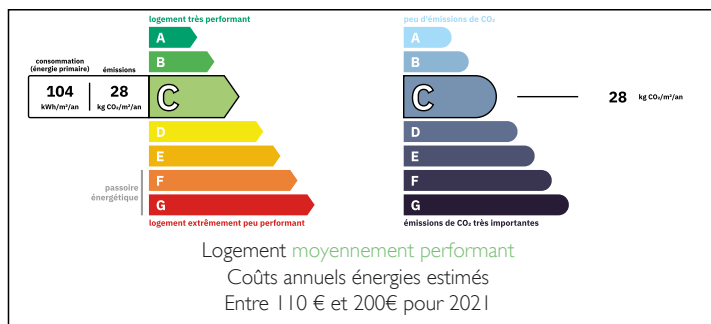
## INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	0
Bath:	1
Floor:	20 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

An LMNP Investment in a student, fully managed residence: commercial lease, delegated management, tax optimisation, and solid profitability. Located in a residence in the very heart of the Grisettes district in Montpellier, designed to accommodate students in shared living, this fully furnished and fully equipped 19.76 m<sup>2</sup> studio is composed of a kitchenette, a sleeping area, a study space with storage, and a private bathroom. Lease expiry: May 2026. Yield: 4.6%.

## 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.

## DESCRIPTION

This residence is situated a premium position in a dynamic metropolitan area of Montpellier, in an extremely well-targeted location for the student market, ensuring strong rental potential and optimal accessibility:

Only 2 minutes on foot from the "Sabines" tram stop (line serving the city center and university campuses).

Surrounded by shops, restaurants, cafés, and student services, essential for an active student lifestyle.

Immediate proximity to higher education institutions (private schools, work-study programs, internships) and just a few minutes from Montpellier's major universities— a city ranked among the top for welcoming its 75,000 students.

High-quality common areas, bicycle storage, private parking and a shared study/chill-out zone in a secure residence with badge access and video surveillance.

Conclusion

The UXCO Côté Rambla residence stands out as a strategic investment opportunity in the student housing segment. It combines:

- a location in a leading student city,
- fully equipped and professionally managed studio accommodation,
- a targeted and sustainable tenant base,
- an optimised tax model (LMNP),
- a competitive price and high rental yield (three-year ILC indexation).

It is therefore an ideal asset for investors seeking to combine profitability, ease of management, and long-term asset quality.

-----

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

## LOCAL TAXES

**Taxe foncière: 369 EUR**

**Taxe habitation: EUR**

## NOTES