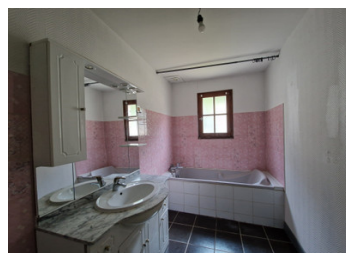


A property complex comprising two three-bedroom houses and one four-bedroom house, a courtyard with parking,



## INFORMATION

Town:	Ruelle-sur-Touvre
Department:	Charente
Bed:	7
Bath:	3
Floor:	215 m2
Plot Size:	1456 m2

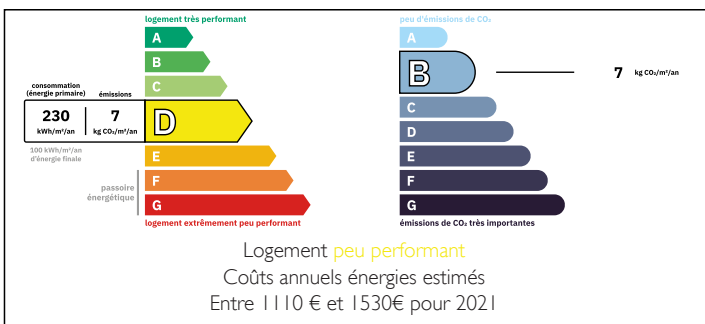


## IN BRIEF

Ideal as a rental investment

Located in Ruelle, within easy reach of public transport, discover this property complex comprising three terraced houses (two three-bedroom homes and one four-bedroom home), with a courtyard, garden and three garages.

## 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 development comprises:

Two three-bedroom houses: ground floor living room with kitchen, hallway, toilet and utility room; first floor: two bedrooms and a shower room

One four-bedroom house, which is more spacious: ground floor living room with kitchen, toilet and utility room; first floor: shower room, three bedrooms and a toilet

Each property benefits from a practical layout and good rental potential.

Outside, you will enjoy:

A courtyard with space for several vehicles.

Three garages (16m<sup>2</sup> each) which can be let separately

A pleasant communal garden, offering additional space to relax

This development represents an ideal opportunity for investors.

Key features:

Convenient location

Several plots already formed

Easy parking

Attractive rental yield potential

Don't delay – come and view it today!

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

## LOCAL TAXES

Taxe foncière: 2560 EUR

Taxe habitation: EUR

## NOTES