

Terraced property - centre of Cognac -3 independent rental apartments - income potential of 1200 euros p/month

EXCLUSIVE



## INFORMATION

Town:	Cognac
Department:	Charente
Bed:	3
Bath:	3
Floor:	100 m2
Plot Size:	112 m2

## IN BRIEF

Set in the Saint Martin secteur of Cognac - Rue d'Isley; walking distance to all commerces , train station , lycées and Cognac houses .

The property consists of 2 apartments on the groundfloor with a third on the first floor .

Independent electricity and water supply for each apartment .

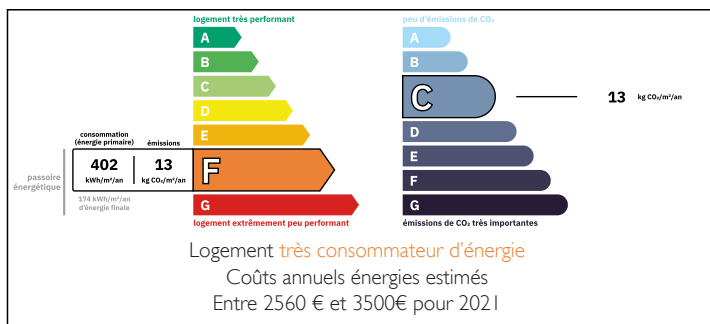
Mains drains and fibre internet .

Communal front door opens to hallway leading to independent front doors for each apartment .

Energy updates such as double glazing will be needed to parts of the property before future rentals with energy audit available on request .



## 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

Apartment one (T1) 16m<sup>2</sup> - 1 room with corner kitchen and private shower and toilet .

Apartment two (T2) 38m<sup>2</sup> . consisting of Kitchen 10m<sup>2</sup> . Shower with WC 4m<sup>2</sup> , Living room 12m<sup>2</sup> with door way to small exterior covered terrace 16m<sup>2</sup> .

Bedroom 12m<sup>2</sup> .

Apartment three ( T2) 44m<sup>2</sup> . Hallway 4m<sup>2</sup> leading to staircase . First floor : Large open plan living area with kitchen 26m<sup>2</sup> . Shower room 5m<sup>2</sup> .Bedroom 9m<sup>2</sup>

Apartment 3 has a contract rental until 08/08/25 with 402 euros revenue monthly .

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

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

## NOTES