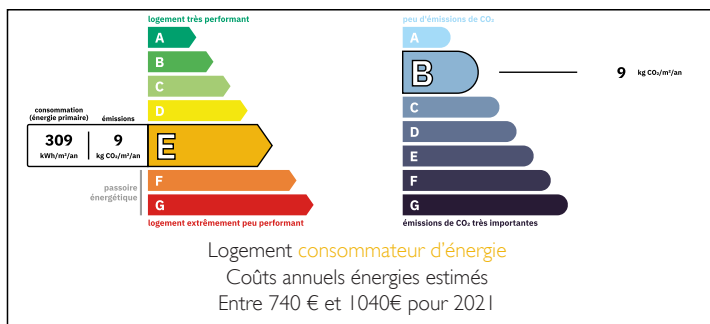


**SAULT** – In the heart of the village, income-generating building : 8 apartments, a commercial property, garage.

**EXCLUSIVE**



**ENERGY - DPE**



## INFORMATION

Town:	Sault
Department:	Vaucluse
Bed:	3
Bath:	8
Floor:	520 m <sup>2</sup>
Plot Size:	36 m <sup>2</sup>

## IN BRIEF

Rare Opportunity!

In the heart of Provence, this investment property with a surface area of approximately 520 m<sup>2</sup> includes a commercial space, a garage, and 8 apartments (4 to renovate).

This bright, east-west facing building features four separate entrances.

Ground floor:

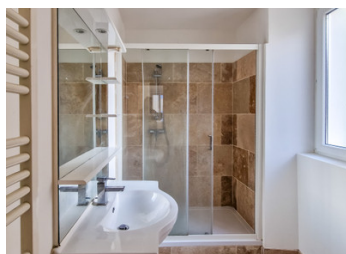
- A 120 m<sup>2</sup> commercial space (providing stable income)
- A 67 m<sup>2</sup> T3 apartment
- A 36 m<sup>2</sup> inner courtyard
- A cellar (to renovate)
- An attached 34 m<sup>2</sup> garage

1st floor:

- A 36 m<sup>2</sup> studio (rented long-term)
- A 33 m<sup>2</sup> studio (to be finished)
- A 45 m<sup>2</sup> T2 apartment with a balcony, adjacent to a 46 m<sup>2</sup> apartment, both of which can be combined (to renovate).

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

Sault is a village that is critically lacking in long-term rental housing.

This strong demand is driven by several factors:

- Its economy is based on agriculture, particularly lavender cultivation, as well as a dynamic tourism industry linked to Mont Ventoux and the Luberon, which generates numerous local jobs.

The village also attracts professionals from the medical, education, and small business sectors.

With the rise of remote work, Sault has become a popular alternative to big cities, offering a pleasant living environment with more affordable rental prices. However, the rental supply remains limited, as many properties are either second homes or short-term rentals, increasing market pressure.

Few new constructions and a low tenant turnover further contribute to this shortage. This situation makes it a promising rental market, ideal for investors seeking a stable and secure return.

This building represents a rare investment opportunity, combining profitability with potential appreciation. Its layout allows for optimized rental management, whether for long-term or seasonal leasing.

The commercial space, approximately 120 m<sup>2</sup>, is completely independent with two separate entrances and provides a stable source of income, thanks to an ongoing lease valid until March 2031. It has been recently fully renovated, including its façades, and is equipped with a heat pump, three storage rooms, and two restrooms.

A dedicated entrance for the residential units opens onto a staircase leading directly to seven apartments on the first and second floors. The ground-floor T3 apartment...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES