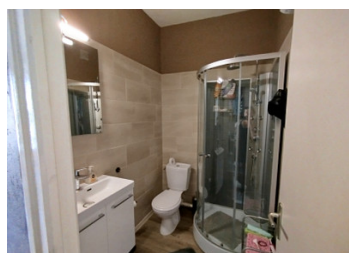
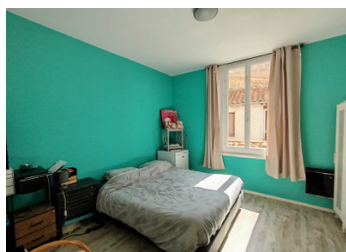


Well maintained rented building in the heart of a bustling market town, good investment property



INFORMATION

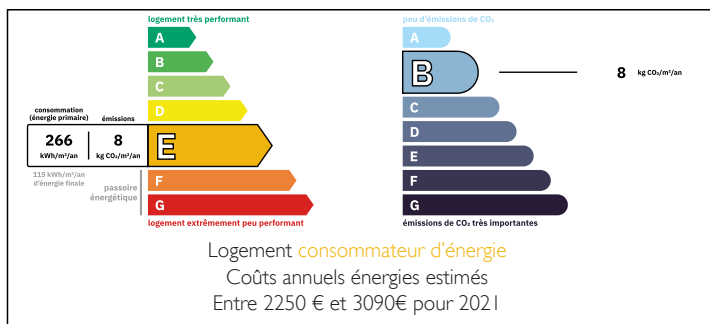
Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	58 m2



IN BRIEF

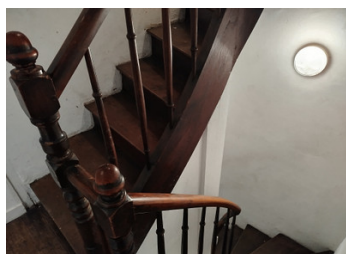
Investment opportunity featuring two 1-bedroom apartments and one commercial shop, all currently generating excellent rental income. The property also includes an attic space with potential for conversion into additional living accommodation, offering strong value growth prospects.

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

Versatile Investment Opportunity in the Heart of Ribérac – Mixed-Use Building with Strong Rental Potential

Description:

Located in the charming town of Ribérac, this mixed-use building presents an excellent opportunity for investors seeking both immediate income and long-term growth. The property comprises a ground-floor commercial space with a cellar, ideal for retail or office use, and two upper floors each hosting a 2-room apartment.

Currently, the residential units generate a steady rental income of €717/month, equating to €8,604 annually. The commercial unit, once tenanted, offers an additional potential income of €550/month or €6,600 annually—bringing the total potential gross rental yield to €15,204 per year.

The property is subject to a taxe foncière of €1,826, and offers flexible options for rental, renovation, or even partial owner-occupation. Whether you're looking to expand your rental portfolio or invest in a multi-use asset in a thriving area, this property is well worth consideration.

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

LOCAL TAXES

Taxe foncière: 1826 EUR

Taxe habitation: EUR

NOTES