

Profitable real estate complex with renovation potential. Opportunity in Aunac



INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	6
Bath:	2
Floor:	215 m2
Plot Size:	1757 m2



IN BRIEF

AUNAC-SUR-CHARENTE – DOUBLE REAL ESTATE OPPORTUNITY TO GRAB!

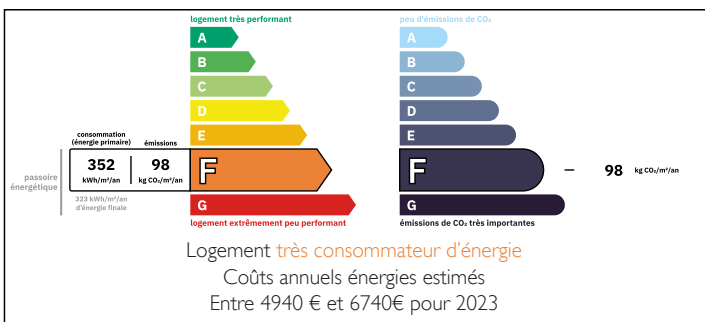
In the heart of the village of Aunac-sur-Charente, discover this rare offer of two adjoining houses combining immediate rental income and strong potential for value appreciation.

Prime location: just a 5-minute walk from shops, a medical center, and the future senior village. A pedestrian pathway is planned to improve accessibility and quality of life in this quiet, attractive area.

House 1 – Secure investment: currently rented to a reliable tenant for 18 years, generating €624/month (€7,488/year). No rental vacancy and an estimated gross yield of 6.5%.

House 2 – High potential project: fully in need of

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

Two adjoining houses set – Detailed layout

THE RENTED HOUSE INCLUDES

- Ground floor:
- Kitchen: 17 m²
- Laundry room + WC: 3 m²
- Living room: 13 m²
- Dining room: 11.84 m²
- Lounge: 14.03 m²

FIRST FLOOR

- Hallway: 2.27 m²
- Bedroom 1: 10.96 m²
- Bathroom + WC: 6.36 m²
- Bedroom 2: 16 m²
- Bedroom 3: 14.14 m²

OUTSIDE

4 garages and garden with terrace, fully fenced

HOUSE TO RENOVATE INCLUDES

- Ground floor:
- Entrance: 8 m²
- Living room: 14.76 m²
- Kitchen: 10.77 m²
- Lounge: 17.34 m²

FIRST FLOOR

- Bedroom 1: 18.31 m²
- Shower room + WC: 4 m²
- Bedroom 2: 15 m²
- Bedroom 3: 10.85 m²
- Bathroom: 6 m²

ADDITIONAL INFO

Entirely to be renovated

Garden included

NOTES