

Investment property with year-round rental accommodation, parking, cellars and small garden

EXCLUSIVE



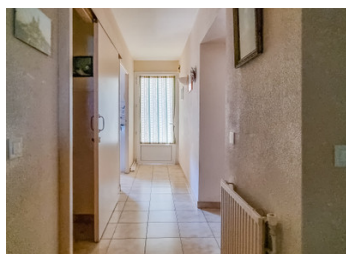
INFORMATION

Town:	Lamalou-les-Bains
Department:	Hérault
Bed:	5
Bath:	3
Floor:	156 m2
Plot Size:	335 m2

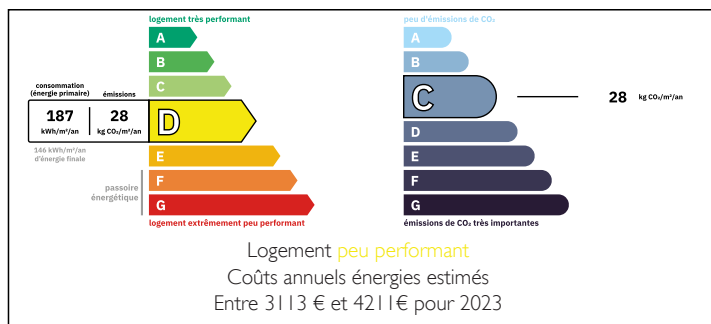
IN BRIEF

Located in the centre of Lamalou les Bains, with shops and services within walking distance, this two-storey investment property comprises three flats, each with its own entrance, rented on a long-term basis to tenants who have been living there for several years. The building includes a one-bedroom flat on the ground floor, equipped for people with reduced mobility. A two-bedroom apartment on the first floor with a covered terrace and a one-bedroom apartment with a private garage spread over the ground floor and first floor. The building includes a private courtyard for easy parking and cellars for tenant storage. Annual rental income: €15,240.

Facade in very good condition. Well-maintained building.



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.



LOCAL TAXES

Taxe foncière: 1554 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Layout:

Two-bedroom ground floor flat (58.70 m²): A hallway leading to a separate kitchen, a living room, two bedrooms, a bathroom and a separate toilet. Equipped for people with reduced mobility. Double-glazed PVC windows. Town gas central heating. Rental lease since 2005. Rented for £480 per month excluding charges.

Three-room apartment on the first floor with covered terrace (58.96 m²): a hallway leading to a separate kitchen, a living room, two bedrooms, a bathroom and a separate toilet. Double-glazed PVC windows. Town gas central heating. Rental lease since 1993. Rented for €370 per month excluding charges.

Duplex (38.53 m²) with garage (17.50 m²) on the ground floor and 1st floor, living room, kitchen and bedroom with shower room and separate toilet on the 1st floor. Double-glazed PVC windows. Electric radiator heating. Lease since June 2024. Rented for €420 per month including €10 provision for charges.

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