

## Robiac-Rochessadoule- GARD - House with 4 flats



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Robiac-Rochessadoule |
| Department: | Gard                 |
| Bed:        | 6                    |
| Bath:       | 4                    |
| Floor:      | 293 m2               |
| Plot Size:  | 597 m2               |

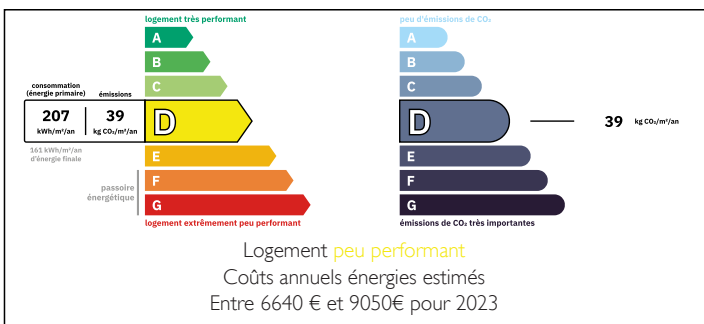


## IN BRIEF

Yield property consisting of 4 flats with garden in a green, quiet area



## 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

This income property with 4 apartments is located 10 minutes from Saint Ambroix. The property has been completely renovated while retaining the character of the house. The house is divided into 4 independent apartments, which offers investors a potential gross return of 9%.

The property is composed as follows:

- 2 apartments of approximately 45 m<sup>2</sup>, one of which has access to a courtyard
- 2 spacious apartments of 100 m<sup>2</sup>, one of which has its own terrace.

There is also 1 attached garage, a private parking space and an enclosed private garden.

Currently, 2 apartments are rented out, which guarantees immediate income.

Estimated gross return potential of approximately 9% for the 4 rented apartments.

The roof was completely renovated in 2014, and double-glazed windows were installed in 2016.

The property is located in a quiet, green area. Ideal for tenants who want to live close to nature.

The property could also serve as a family home where several generations can live together.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES