

## Exceptional Rental Investment Opportunity



## INFORMATION

Town:	Limoux
Department:	Aude
Bed:	0
Bath:	0
Floor:	400 m2
Plot Size:	0 m2

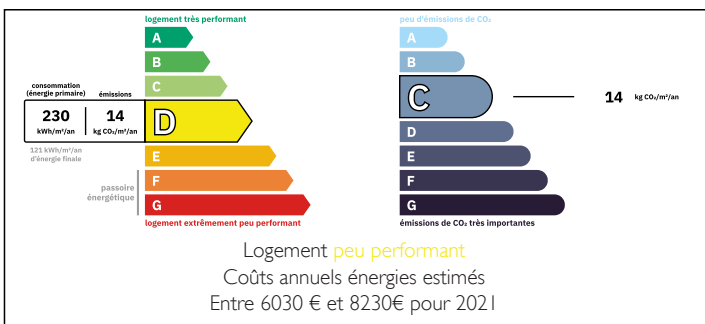


## IN BRIEF

Strong rental investment in Limoux: 450 m<sup>2</sup> building with 7 apartments and 2 garages. 6 units currently rented, including loyal tenants for over 30 years. Steady income, low vacancy — an ideal, secure rental opportunity.



## 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

Located in the heart of Limoux, this impressive 450 m<sup>2</sup> income-generating building offers a rare opportunity for investors seeking stable, long-term returns. The property comprises 7 well-maintained apartments and 2 garages, making it a highly versatile and attractive rental asset.

Currently, 6 of the 7 apartments are rented, with several loyal tenants who have occupied their units for over 30 years, ensuring a steady and reliable income stream. The remaining apartment provides an opportunity for either owner occupancy or additional rental revenue.

The building has been well cared for, with strong rental demand in the area contributing to a low vacancy rate and excellent rental yield potential.

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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 foncière: 6156 EUR**

**Taxe habitation: EUR**

## NOTES