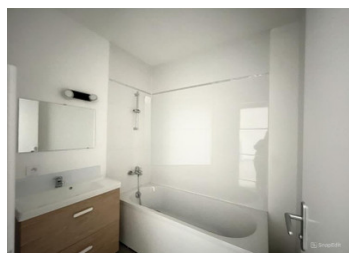


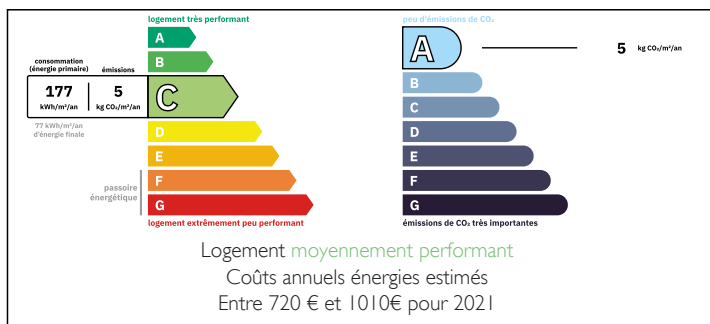
INVESTMENT PROPERTY



EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Paul
Department:	Gironde
Bed:	7
Bath:	5
Floor:	263 m ²
Plot Size:	585 m ²

IN BRIEF

Located in the municipality of Saint-Paul, this real estate complex, fully renovated in 2022, consists of five apartments distributed between the ground floor and the upper floor. It offers a well-balanced layout with a variety of unit types ranging from studios (T1) to two-bedroom apartments (T3), along with appreciated outdoor spaces (courtyard and garden) and private parking for each unit.

The building is currently fully rented and generates approximately €29,000 per year in rental income (excluding charges), providing immediate visibility on existing rental income.

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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 municipality of Saint-Paul, this real estate complex, fully renovated in 2022, consists of five apartments distributed between the ground floor and the upper level. It offers a well-balanced layout with a variety of unit types ranging from studios (T1) to two-bedroom apartments (T3), as well as desirable outdoor spaces (courtyard and garden) and private parking for each unit.

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Breakdown of Units and Rents

Ground Floor:

Studio (T1) – 29 m²

□ Rent: approx. €285 / month

□ 1 parking space

Two-bedroom apartment (T3) – 71 m² (with courtyard)

□ Rent: €630 / month

□ 2 parking spaces

Two-bedroom apartment (T3) – 56 m² (with garden)

□ Rent: €540 / month

□ 2 parking spaces

Upper Floor:

One-bedroom apartment (T2) – 42 m²

□ Rent: €430 / month

□ 2 parking spaces

Two-bedroom apartment (T3) – 64 m²

□ Rent: approx. €610 / month

□ 2 parking spaces

Each unit benefits from private parking, with two

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES