

Investment Property in the Heart of Prayssac – Two Fully Let Apartments with terraces

EXCLUSIVE

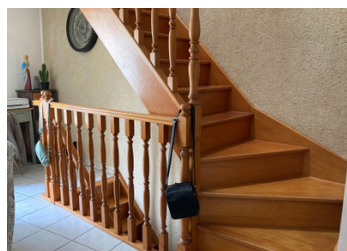
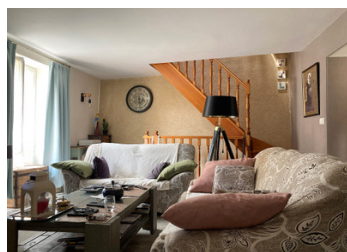


INFORMATION

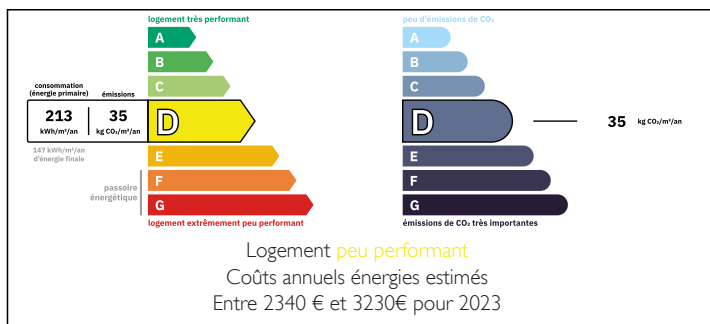
Town:	Prayssac
Department:	Lot
Bed:	4
Bath:	3
Floor:	110 m2
Plot Size:	150 m2

IN BRIEF

Building comprising two apartments with private courtyard and terrace in the Heart of Prayssac

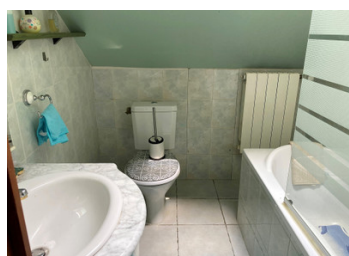


ENERGY - DPE



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: 2500 EUR

NOTES

DESCRIPTION

Ideally located in the very centre of Prayssac, within walking distance of shops, cafés, restaurants and everyday amenities, this town house offers an excellent investment opportunity with immediate rental income.

The property has been thoughtfully divided into two self-contained apartments, both currently tenanted, providing a secure and established rental return.

On the ground floor, a charming one-bedroom apartment opens onto a private courtyard, offering a pleasant outdoor living space highly appreciated by tenants.

The upper floors are occupied by a spacious duplex apartment comprising four rooms and featuring a private terrace, ideal for enjoying outdoor dining and relaxing in complete privacy.

This property combines a sought-after central location with the security of existing rental income, making it an attractive opportunity for investors looking to acquire a quality asset in one of the Lot Valley's most desirable market towns.

Key features:

- Prime location in the centre of Prayssac.
- Two independent, fully let apartments.
- Immediate rental income.
- Private courtyard for the ground-floor apartment.
- Spacious duplex with private terrace.
- Outbuilding open on courtyard.

Excellent long-term investment potential.

A rare opportunity to acquire a well-positioned income-producing property in a lively and attractive town in Southwest France.

Information about risks to which this property is exposed is available on the Géorisques website :