

Two semi-detached and detached houses on a 705 m plot: a rental investment offering a gross return of over 8

EXCLUSIVE



INFORMATION

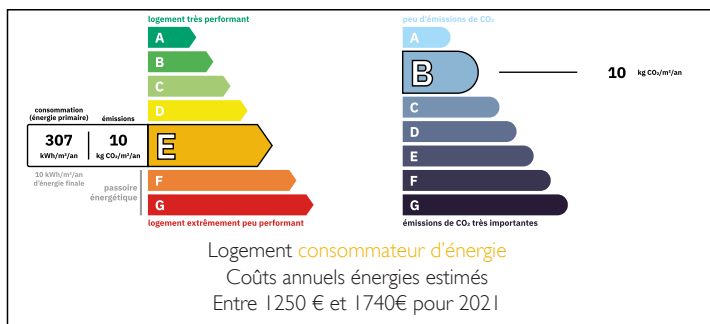
Town:	Serres-sur-Arget
Department:	Ariège
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	705 m2

IN BRIEF

This property is primarily aimed at investors. Rented out at €470 and €750 per month excluding service charges, these two houses offer a gross return of around 8.3 per cent for a price of €176,000, including estate agent's fees: a secure investment, based on existing rental income and two self-contained properties, both in good condition and ready for immediate occupancy. It is also suitable for a young couple who would move into one of the houses and let out the other, thereby reducing their monthly mortgage repayments.

The houses are semi-detached, set on a 705 m² plot in a hamlet: away from the town without being isolated. The first has two bedrooms, a living room-cum-kitchen and a bathroom, with an unfitted basement. The second has a mezzanine bedroom, a living room-cum-kitchen, a bathroom and a utility room. A large...

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

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

NOTES