FOR SALE / ST MARCEL SUR AUDE

Ref. 01-4842

Building in St Marcel sur Aude

136 m² | 7 rooms | 5 bedrooms

218 000 €









LET'S TALK

Your Bellissimmo team

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1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Overview

Agence Immobilière Bellissimmo Narbonne presents: Just 15 minutes from Narbonne, in the heart of a sought after village, discover this investment property offering an excellent investment opportunity with a gross rental profitability of about 8.4%. The set consists of: • A garage of 80 m², offering a rental potential of 200 € per month. • A 4-room apartment of 73 m², completely renovated, featuring beautiful exposed stones. It includes a living room with equipped kitchen, a dining room, three bedrooms, a bathroom and a separate toilet. Sold free of any occupation, it has a rental potential of 750 € per month. • A 3-room apartment of 64 m², tastefully renovated, combining the charm of the old thanks to its stone walls and exposed beams. It consists of a living room, a kitchen, two bedrooms, a bathroom and a pleasant terrace of 10 m². It is currently rented 650 € per month since 1 March 2023, ensuring an immediate rental income. Potential rental income: Garage: 200 €/month Apartment of 4 main rooms : 750 €/month Apartment of 3 main rooms : 650 €/month This is a total potential rental income of 1,600 €/month (19,200 €/year), representing a gross rental profitability of about 8.4% on the basis of the selling price. The plus: Building in good condition. Charm of the old with exposed stones and beams. Housing already rented generating immediate income. A free apartment to fix the rent at the market price. Independent garage offering additional income. Ideal investor looking for a profitable investment with excellent valuation potential.

Floor areas & rooms

Type of property	House / Villa
Living area	136 m²
Rooms	7
Bedrooms	5
Shower rooms	2
WC	2

Comfort & features

Garage	Yes

Price & terms

218 000 €

The agency fees will be paid in full by the seller.

Property tax	2511 €

Energy & assessments

Energy consumption (DPE)



Class C 138 kWh/m²/year

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Greenhouse gas emissions (GES)

A	B	C	D	E	F	G

Class A 4 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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