FOR SALE / COURSAN

Ref. 01-4780

House in Coursan

197 m²

130 000 €









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

Sale agreement in progress Agence Bellissimmo Narbonne presents: Just 10 minutes from Narbonne, discover this complex consisting of 3 dwellings currently rented, a studio of about 20 m² to renovate and 4 cellars. It consists of: On the ground floor: - Studio of about 20 m² to renovate (currently without shower): real potential to create an additional housing. - of 1 main pieces bis crossing about 36,99m² (rented 250 € + 100 € charge/month). On the 1st floor: - 3 main rooms of about 70 m², composed of 2 bedrooms, kitchen and shower room, (rented 550 € + 100 € charge/month). On the second floor: - 3 main rooms of about 70 m², composed of 2 bedrooms, open kitchen and shower room (rented 550 € + 100 € charge/month) 4 cellars complete the set. Each unit is equipped with individual electric radiator. STRENGTHEN POINTS • 3 dwellings already rented • Immediate rental income • 1 studio to renovate to increase revenues • 4 cellars • Rental potential of about 1 500 €/month • Current gross profitability of 12.46 % • 3-year unfurnished residential leases • Only 10 minutes from Narbonne Work needs to be done in particular for the renovation of the studio, thus offering a real possibility of optimisation and valorisation of the property as well as for the restoration of the roof. 1 electric meter A rare opportunity for an investor wishing to acquire a building with tenants already in place and immediate income. Some photographs have been retouched or improved using artificial intelligence to optimize their quality and visual rendering. They do not alter the real characteristics of the property. For more information or to arrange a visit, contact Nina at 0615110207

Floor areas & rooms

Type of property	House
Living area	197 m²
Rooms	0
Bedrooms	0

Comfort & features

Kitchen	Kitchen corner
Kitchen equipment	Equipped

Price & terms

130 000 €

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

Property tax	2800 €

Energy & assessments

Energy consumption (DPE)

A B C **D** E F G

Class D

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Greenhouse gas emissions (GES)



Class A

Diagnosis performed after 1 July 2021

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