FOR SALE / NARBONNE

Ref. 01-4822

# Building in Narbonne

85 m²

## 99 000 €









LET'S TALK

### Your Bellissimmo team

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Risk information: www.georisques.gouv.fr

Full details and photo gallery online →



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

# Overview

NARBON CENTRE – REPORTING BUILDING – 3 APPARATUS – POTENTIAL LOCATIVE FORT

Agence Bellissimmo Narbonne presents:

Investors, a great opportunity to seize in the heart of Narbonne!

Located in the city centre, this three-independant apartment investment property represents an excellent investment opportunity for buyers wishing to carry out a renovation operation with an attractive rental profitability objective.

Developing a total living area of about 85 m², the building consists of three apartments of type of 1 main rooms bis, with an area of 28 to 29 m² each.

Each unit has a living room, an independent kitchen, a shower room with toilet and an individual meter.

Renovation works are to be planned, in particular the renovation of the roof, allowing to rethink and enhance the whole building.

Interesting rental potential:

After renovation, the three apartments could generate rents estimated at between 500 € and 600 € each monthly, i.e. a potential rental income of 18 000 € to 21 600 € per year, subject to the services provided and the conditions of the rental market.

The major asset of this building lies in its configuration of three independent housing units, offering the possibility of diversifying rental income and optimizing the profitability of the investment.

DPE not submitted in the absence of heating system in dwellings.

A building with high valuation potential, ideal for an investor looking for an attractive renovation and rental income project in downtown Narbonne.

To discover without delay with your agency Bellissimmo Narbonne !

### Floor areas & rooms

| | |
|---|---|
| Type of property | Building |
| Rooms | 0 |
| Premises floor area | 85 m² |

# Price & terms

**99 000 €**

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

# Energy & assessments

**Energy consumption (DPE)**

Please ask the agency for the energy assessment



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

**Greenhouse gas emissions (GES)**

Please ask the agency for the energy assessment



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