

265 000 €

Contact agency

WE INVEST

3 rue combarel

12000 Rodez

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For sale building

Surface : 340 m²

9 bedroom

3 terraces

2 garage

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



Building 208 Aubin

2 single-ownership buildings with 10% profitability Discover this set of 2 single-ownership buildings with high rental potential! This real estate complex is composed of: - A building with 4 apartments (from T1 to T3) - From a building with 2 apartments (T3) - 3 cellars - A private land space - From a common courtyard - 2 garages - A 25m² room Total rent: €28,128/year Number of dwellings occupied to date 4/6 Interior renovations carried out on several apartments since 2018: - Insulation - Roofing - Electricity - Sanitation - Second work Possibility of increasing rental yield through: - The allocation of a 25m² room included in the set - The allocation of 2 garages of 15m² and 16m² included in the set Each apartment benefits from individual heating, allowing each tenant to personalize their thermal comfort. Located just a 5-minute walk from bus stops, this building is perfectly integrated into an efficient public transport network. A grocery store and a restaurant are a 10-minute walk away, perfect for daily shopping and relaxing moments. A general practitioner is also a 5-minute walk away, providing additional peace of mind. For families, a nursery is a 10-minute drive away, while a kindergarten and elementary school are a 15-minute walk away, making daily life easier for parents. Don't miss this opportunity to acquire a building that combines history and modernity, offering a pleasant living environment and nearby amenities. Contact us now for a viewing and be captivated by the potential of this investment. This investment opportunity can be in a building with 4 apartments, 2 garages, 3 cellars, a private land space, a common courtyard, a grocery store, a restaurant, a general practitioner, a nursery, a kindergarten, and an elementary school. The building is located in a convenient location, just a 5-minute walk from bus stops, a 10-minute walk from a grocery store and a restaurant, a 5-minute walk from a general practitioner, a 10-minute drive from a nursery, and a 15-minute walk from a kindergarten and elementary school. The building offers a pleasant living environment and nearby amenities. The building is a great investment opportunity for those looking for a building with high rental potential. The building is a great investment opportunity for those looking for a building with high rental potential. The building is a great investment opportunity for those looking for a building with high rental potential.

