

## Price on request

### Contact agency

Agence du Midi

32 Avenue Jean Jaurès

11370 Leucate

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### For sale ideal investor

5 rooms

Surface : 105 m<sup>2</sup>

Exposition : Est

View : Citadine

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

### Features :

double glazing, Commerce au RDC

2 bedroom

1 bathroom

2 showers

3 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Ideal investor 997 Leucate

Located in the heart of the historic center of the village of Leucate, a beautiful stone income property, fully rented, offering immediate profitability. The building consists of three units: Ground floor: Commercial space rented for €550 / month 1st floor: One-bedroom apartment rented for €545 / month 2nd and top floor: Loft-style duplex apartment rented for €420 / month Rental income Total monthly rent: €1,515 Annual rental income: €18,180 Character property, ideally located just steps from shops and amenities, with no vacancy. Secure investment, Existing income, Sought-after location

Fees and charges :

