



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7667

• Building - Villeréal •



## DETAILS

**Land surface:** 33 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 3

**Type of heating:** Electric

**Drainage/sewage:** Not specified

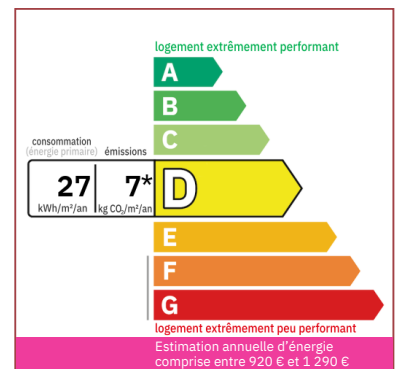
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Investment property in the heart of Villeréal, comprising a commercial premises and six apartments with elevator and quality services. The convertible attic offers additional potential. Estimated annual rental yield of €42,720, ideal

567 m<sup>2</sup> Carrez living

33 m<sup>2</sup>

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

549 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 521 550 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7667 •

Investment property in the heart of Villeréal

### LOCATION:

Located in the center of the bastide town of Villeréal, listed among the Most Beautiful Villages in France, this building benefits from a privileged setting in the immediate vicinity of shops, restaurants and historical sites. It is only 20 minutes from Bergerac, with access to the train station and the international airport, as well as Villeneuve-sur-Lot. Bordeaux can be reached in 1h30 and Toulouse in 2h.



### DESCRIPTION:

The building includes a 30 m<sup>2</sup> commercial premises with a separate entrance. A second entrance leads to the common areas, served by a lift and a staircase.

#### - 1st floor:

- 72 m<sup>2</sup> apartment with three bedrooms, balcony overlooking the square and access to a courtyard.
- 50 m<sup>2</sup> apartment with two bedrooms.
- 60 m<sup>2</sup> apartment with three bedrooms, balcony and access to the outdoor area.



#### - 2nd floor:

- Apartment of 60 m<sup>2</sup> with three bedrooms.
- Two apartments of 65 m<sup>2</sup> each with two bedrooms.

### POTENTIAL:

The attic, with a surface area of approximately 100 m<sup>2</sup>, can be converted to create a seventh apartment. A cellar of 35 m<sup>2</sup> completes the property.



### SERVICES:

The building has double glazing guaranteeing optimal thermal and sound insulation, a connection to the sewer system, a lift for easy access and an intercom. The commercial premises are equipped with reversible air conditioning.

### RENTAL YIELD:

Current annual rent of €42,720, 100% occupancy rate on 7 lots, attractive investment opportunity.

