

## Price on request

For sale building

Surface : 340 m²

9 bedroom

3 terraces

2 garage

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## 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

Document non contractuel

11/07/2025 - Prix T.T.C



opportunity to a pleasant living environment and be captivated by this investment. Profitability can be increased as the property has not yet allocated all its accommodations already available. That and nearby of this 417m² out single-



WE INVEST - 3 rue Combarel - 12000 Rodez

Tél: 05 65 68 00 92 - contact@occimmoconseil.com

Carte professionnelle n°n°CPI 1202 2020 000 044 846 - RCS Rodez B 837 607 753

Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds -