



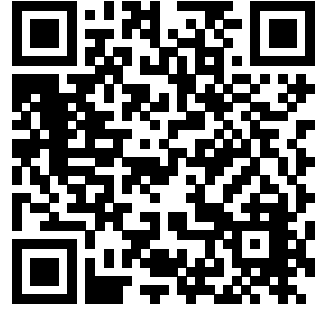
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## Investment property

207 000 € [Gebühren an den Verkäufer]

- Referenz : AF26032
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 6
- Wohnfläche : 174 m<sup>2</sup>
- Grundsteuer : 2 665 €



Located in the centre of Tarbes, the property in joint-ownership is in a separate building with two floors. It is composed of 3 two-bedroom apartments, each with a nice living room with an equipped kitchen, 2 bedrooms, a big cupboard in the living room and a bathroom or shower-room with a separate toilet. The apartments are ready for occupation and one of them is currently being let out. Near everything: businesses, parking, bus, train station. Ideal for renting or student flat-sharing to have a rental income.

From the porch, wrought iron railings secure the yard of this nice joint-ownership which is composed of 3 buildings.

This property for sale faces west/east and is set back from the street.

Once the building is entered, you discover the entrance hall with its beautiful terrazzo staircase.

The individual meters (electricity & water) are on the left and easily accessible.

The apartment on the ground floor is on the right. It is currently unoccupied, but it had been let out for more than 10 years. Measuring 56 m<sup>2</sup>, it is composed of a nice living area (25.5 m<sup>2</sup>) with an equipped kitchen (oven, cooker hood, hob, fridge/freezer).

There is a big cupboard in the living room.

The shower-room (5.8 m<sup>2</sup>) has a shower, a vanity sink, a heated towel rail and connections for a washing machine. The separate toilet is just after the shower-room.

The first bedroom measures 10 m<sup>2</sup> and the second is 12.5 m<sup>2</sup>.

The apartment on the first floor is reached from the beautiful terrazzo staircase, very art deco. This apartment is sold entirely furnished. It is currently unoccupied but was let out over the past years.

The main room (26.4 m<sup>2</sup>) is arranged around the equipped kitchen and the living room.

This apartment has character thanks to the parquet flooring and sober decoration.

Like the first apartment, this one has a big cupboard too but also a work-top in the style called «eat standing up.»

As for the bathroom (5.2 m<sup>2</sup>), it has a tub with a shower screen, a sink, a heated towel rail and connections for a washing machine. The separate toilet is just after the bathroom.

Both bedrooms (10 m<sup>2</sup> & 13 m<sup>2</sup>) are bright and have wooden flooring.

The apartment on the second floor has the same layout as the apartment on the first floor.

It is currently let out for 400 euros a month (340 euros for rent and 60 euros for service charges).

The lease is until 09 Dec. 2024.

The construction of the building is traditional.

The apartments are ready for occupation.

The shower-rooms are not up to date, but are functional.

Property condition reports have been completed.

The common areas need to be repainted.

The roof of the building is flat, covered with tarmac and regularly looked after.

All the windows of the building have double glazing and are tilt-turn (work carried out in 2021).

Heating is individual via electric inertia heaters (work carried out in 2022).

The old cast-iron radiators are no longer used; they were used when heating was collective.

Hot water produced by 3 electric hot-water heaters (100L; installed in 2020).

No work currently scheduled for this joint-ownership building.

The current charges (work expenses included) are 634 euros per semestre for all 3 apartments (2536 euros a year).

The apartment on the ground floor represents 38/1000th of the floor surface and the general common areas.

The apartment on the first floor represents 33/1000th of the floor surface and the general common areas.

The apartment on the second floor represents 33/1000th of the floor surface and the general common areas.

This property in the heart of Tarbes is in immediate vicinity of Verdun Square and the market of Brauhauban; buses 2 minutes on foot; national railway station (SNCF) 10 min on foot; excellent location for students and flat-sharing!

The airport is 15 min by car; 1 hr from the closest ski slopes; 1 hr 30 min from Toulouse and Biarritz.

**ENERGIEVERBRAUCH : F (362)**

**TREIBHAUSGAS : C (12)**