

**115 000 €**

**For sale house**

**View :** Citadine

**Hot water :** Electrique

**Inner condition :** excellent

**Features :**

double glazing, cellar

3 bedroom

1 bathroom

1 shower

2 WC

1 cellar



**House 120 Le Vernet**

**INVESTOR OPPORTUNITY** – Rented house with an 8% rental yield Located in Le Vernet (03200), just minutes from Vichy, this 109.55 m<sup>2</sup> house, currently rented to stable long-term tenants, represents an ideal investment for anyone looking for a solid, modern, and profitable property. Property description: Ground floor: entrance leading to living room, separate kitchen, shower room with toilet 1st floor: 2 bedrooms, bathroom with bathtub, separate toilet 2nd floor: 1 additional bedroom + storage room Outbuildings: cellar Comfort: electric heating + pellet stoves, excellent energy performance rating, recent upgrades ensuring comfort and appeal for tenants. Investor advantages: Net rental yield of 8% Existing tenants, reliable and long-term A rare opportunity to secure a profitable asset in a sought-after area. Contact us today for more information about this high-yield property! Information on the risks associated with this property is available on...

**Legal information**

115 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 930 and 1330 € (reference year 2023)  
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