

Hamptons

INTERNATIONAL



Nice, Alpes Maritimes, France

7 4

£600,000

(€685,000)

Property details



Key features

- 0-2 km to amenities
- Mains
- 50 km or less to ferry
- 50 km or less to airport
- Electricity on site
- Habitable
- Business potential

Attributes

- Apartment
- 🏢 Commercial

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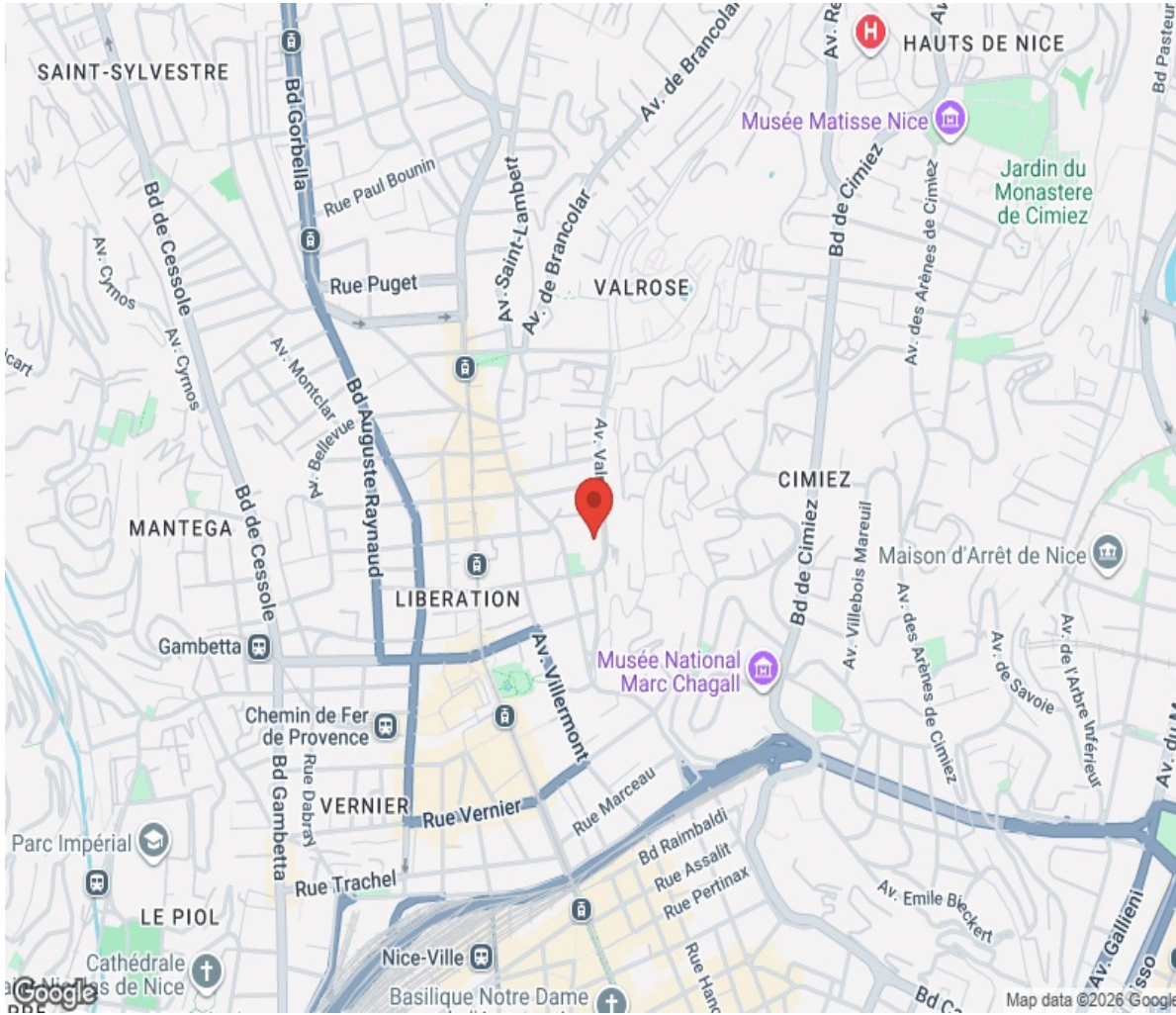
Description

Apartment/commercial premises. 7 rooms, 106 m² - sold tenanted. 2nd floor of 3.7 beds, 3 showers and toilets. - Conversion to an apartment possible - renovation required. Ideal for investors - Carré d'Or - 7 rooms, 106 m² - sold tenanted 7-room apartment/commercial premises (currently leased under a commercial lease) The key advantage: a secure investment requiring no renovations. The apartment is leased under a commercial lease to a company specializing in furnished hotels. The rent is therefore paid monthly by the hotel, which is the sole tenant. One point of contact, one payer, so no hassle in generating income from your property in the Carré d'Or. Monthly income received: €2,405, comprising €1,805 in rent + €600 for service charges and property tax. The tenant (furnished hotel) is up-to-date with payments and has never experienced any difficulties or delays. Under a commercial lease, the tenant is responsible for all expenses, including property tax and any internal maintenance of the property (no water heater or appliance replacement costs).





Location



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