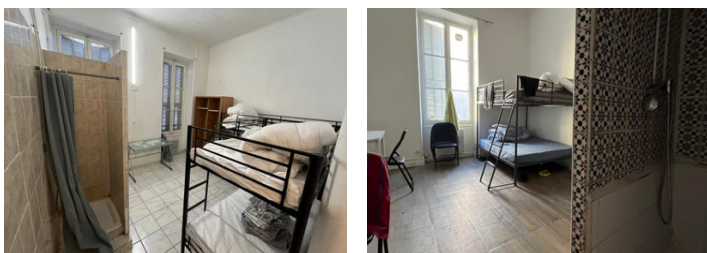
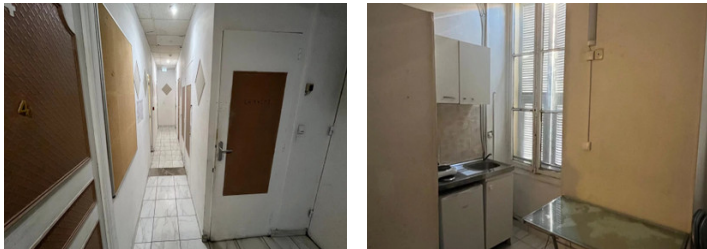


Apartment/commercial premises. 7 rooms, 106 m - sold tenanted. 2nd floor of 3. 7 beds, 3 showers and toilets.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	7
Bath:	4
Floor:	106 m2
Outside Space:	3 m2



IN BRIEF

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)

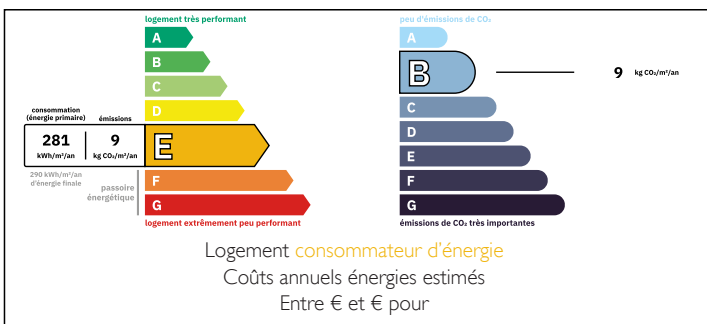
The key advantage: a secure investment requiring no renovations.

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.

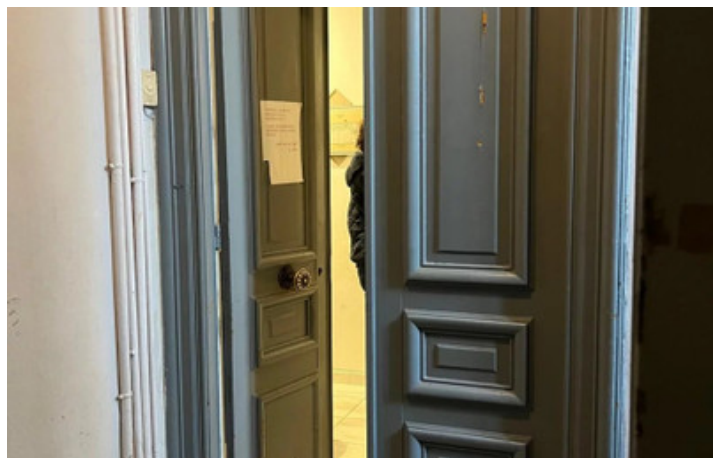
ENERGY - DPE



The tenant (furnished hotel) is up-to-date with

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

With a surface area of 106 m² (Carrez law), it comprises 7 bedrooms, several with showers, 3 additional toilets and showers. 1 balcony.

The facade and roof have just been completely redone, so no further work is planned.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1207 EUR

Taxe habitation: EUR

NOTES