

192 000 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale building

Year of construction : 1900

Hot water : Individuelle électrique

Standing : residential

Building condition : GOOD

Features :

double glazing, gated

8 cellars

Document non contractuel

24/11/2024 - Prix T.T.C



Building 8789 Cours

Opportunity to seize quickly, gross profitability 21% Renovated stone building in the commune of Cours, in Pont Trambouze. The building consists of 5 apartments, 1 warehouse and 6 cellars, each apartment has its own water meter. Ground floor LOT 1: A warehouse that can be rented for €300/month. LOT 2: A 45m² T1 bis, currently rented for €290/month excluding charges. First floor LOT 3: A 46m² T1 bis to be finished renovating, which can be rented for €300/month. LOT 4: A 50m² T2 with a gas boiler to be changed, which can be rented for €320/month. Second floor LOT 5: A 55m² duplex T4 (Carrez law), 110m² floor space. Can be rented for €500/month. LOT 6: A 110m² T4 duplex, which can be rented for €600/month. 6 cellars, each approximately 10m². Work to be planned: - Two apartments are in F and G (one of which is currently rented), they will need to be insulated, double glazing is present in all the accommodation (Double PVC). - You will also have all the accommodations to the right of the building (a duplex, a T1 bis and the warehouse are all connected to the duplex's electricity meter. 2 meter creations are therefore to be considered. - A toilet needs to be put back in place in a home. - The T1 bis needs to be finished renovating (shower provided to be installed, toilet connections are already made, painting to be finished) No co-ownership (independent building) Lapierre Marine, Negotiating Agent 06 59 32 84 84 Siret: 05216520600011

