

100 940 €

Contact agency

Scandimmo

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For sale house

3 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Surface of the land : 20 m<sup>2</sup>

Year of construction : 2012

Hot water : Electrique

Features :

POOL, Plage à velo, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

2 WC

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## House 775 Latour-Bas-Erne

Nice holiday home in beautiful domain with pool, only 5 minutes from the sea and beautiful sandy beaches! This well-maintained holiday home is ideally located in a popular year-round tourist complex with a swimming pool and a short distance to lovely beaches. The property is under contract with Vacanceole, a serious player in the tourism industry, which ensures optimal annual occupancy. The house is sold fully furnished, with rental contract and guaranteed rental income. The rental itself is managed by Vacanceole, who takes care of the practicalities, and transfers the rental income to the owner. The contract between owner and manager is 9 years. As the owner, you can freely dispose of the property for up to 22 weeks a year, depending on which agreement on self-use is chosen. During this period, the owner can rent it out themselves, for example through Airbnb. This cozy home has a living area of 43m<sup>2</sup> spread over two floors. The first floor contains a living room with an open kitchen, as well as a bathroom. On the second floor are two bedrooms (approx. 9-9.5m<sup>2</sup>) and wc. The living room opens to a terrace of 8.8m<sup>2</sup>. Private garden of 20m<sup>2</sup>. Parking space included. House built in 2012. The domain has a nice location in quiet surroundings. It has a large pool area, terraces, jacuzzi, fitness room and kiosk. Manned reception from April to the end of October. Nearby there is a supermarket and several restaurants. The beautiful sandy beaches of Saint-Cyprien are a few km away (4-5) and within a 5 minute drive. Excellent area

