

192 010 €

### Buying immeuble

Year of construction : 1900

Hot water : Individuelle électrique

Standing : residential

Building condition : good

### Features :

double glazing, gated

8 cellars



### Immeuble 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 45m<sup>2</sup> T1 bis, currently rented for €290/month excluding charges. First floor LOT 3: A 46m<sup>2</sup> T1 bis to be finished renovating, which can be rented for €300/month. LOT 4: A 50m<sup>2</sup> T2 with a gas boiler to be changed, which can be rented for €320/month. Second floor LOT 5: A 55m<sup>2</sup> duplex T4 (Carrez law), 110m<sup>2</sup> floor space. Can be rented for €500/month. LOT 6: A 110m<sup>2</sup> T4 duplex, which can be rented for €600/month. 6 cellars, each approximately 10m<sup>2</sup>. 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

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22/10/2024 - Prix T.T.C



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Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904