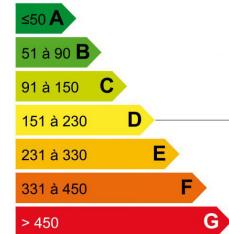


BUILDING - 12 PIÈCE(S) - 337.37 M<sup>2</sup>

1 050 000 €



Logement économique



Logement énergivore

## DESCRIPTION DÉTAILLÉE

Ref. LB-11377

Surface :	337.37 M <sup>2</sup>	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	1
Style :		Exposition :	South
Niveau(s) :		Vue :	City
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Requires renovation	Eau chaude :	Individual
Pièce(s) :	12	Parking(s) :	NC
Chambre(s) :	11	Garage(s) :	NC
Bain/Douche :	NC	Cave :	NC
Toilette(s) :	1	Taxe foncière :	NC

**SAINT-LAURENT-DU-VAR:** In the heart of town, close to all amenities, apartment building with 337.37 m<sup>2</sup> Carrez law and 453.30 m<sup>2</sup> total surface area for hotel use. Entirely in need of renovation, this project represents a unique investment opportunity. This former hotel is built over 3 levels: first floor, R+1 and R+2. It comprises a former restaurant on the ground floor and 11 rooms on the two upper floors.

It is possible, for example, to create 12 apartments and rent them out, or to rent out the lower floor to a restaurateur.

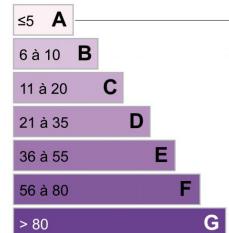
A project to raise one floor to create an R+3 has been submitted.

Agency fees 5% included.

Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

**PRESTATIONS :** Air-conditioning, Double glazing

Faible émission de GES



Forte émission de GES