

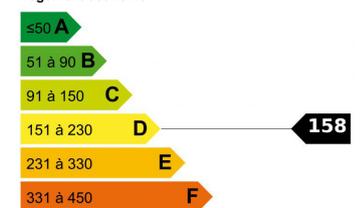
BUILDING - 12 PIÈCE(S) - 337.37 M²

1 050 000 €

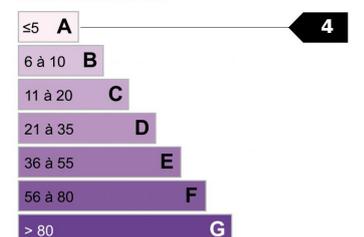


Surface :	337.37 M ²	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	1
Style :		Exposition :	South
Niveau :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Requires renovation	Eau chaude :	Individual
Pièce(s) :	12	Parking(s) :	NC
Chambre(s) :	11	Garage(s) :	NC
Bain/Douche :	NC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

Logement économe



Faible émission de GES



Forte émission de GES

SAINT-LAURENT-DU-VAR: In the heart of town, close to all amenities, apartment building with 337.37 m² Carrez law and 453.30 m² 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 other two floors.

It is possible to keep the hotel in use or to create several apartments and rent them out, as well as 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.

PRESTATIONS : Air-conditioning, Double glazing