



PIERRE&AZUR

Reventes et transactions

85 300 €

Buying apartment

1 room

Surface : 17 m²

Year of construction : 1999

Exposition : Sud est

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : Restoration done

Amenities :

lift, double glazing, gated, calm, residential, pool

1 bathroom

1 WC



Apartment 102 Bordeaux

Furnished studio of 18 m² for sale in a residence with a swimming pool in the heart of Bordeaux. Apartment located on the second floor of the residence with a Southeast exposure. This studio consists of a bedroom with a large double bed, a fully equipped kitchenette (electric hotplates/refrigerator and microwave oven), and a bathroom with a toilet. This apartment is leased under a commercial lease until June 2030 by the manager ADAGIO, a specialist in business tourism present in all major French cities. Apartment sold furnished to take advantage of furnished rental benefits: net rents excluding charges subject to the favorable LMNP tax regime. Sale price: €85,300 including furniture and agency fees payable by the buyer. Guaranteed annual rent of €4,480 excluding tax, representing a net rental yield of 5.25% after charges! Annual co-ownership charges are paid by the manager, with only the ALUR renovation fund of €65 per year remaining to...

Legal information

85 300 € fees included

7,97% VAT of fees paid by the buyer (79 000 € without fees), well condominium (112 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

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