

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



Building Comprising 10 Apartments with Excellent Rental Record

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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Reference No: 3115

Price Euros: 585,000

Area: Ceret

Town: Amelie-les-Bains-Palada

Department: Pyrenees Orientales

Bedrooms: 12

Land Size m2: 0

Habitable space m2: 0

Full Description: This property represents an exceptional opportunity for an investor. The block of nine apartments in the centre of Amelie-les-Bains enjoys a high rental figures from the 'cureists' who visit the town to take the beneficial waters at the spa, staying an average of three weeks at a time. The property is in a reasonable state of repair although it would benefit from a light refresh; the lower ground floor of the building is currently used for storage however it would transform well into an independent 2 bedroom apartment with private garden and parking, thus increasing the overall rentable value. As it stands today the building offers a gross return on investment of approximately 9%

The property is currently divided as follows:

Lower Ground Floor

Private access from the street behind onto a small garden with door into the building; approximately 100m2 across four rooms, currently used for laundry and as storage. Internal staircase leading up to:

Ground Floor

Gated access from the street onto an enclosed terrace with parking for two cars, large double front door opens onto a central corridor of which there is an office and two apartments, the first with open-plan lounge/diner featuring two sets of double French windows opening onto terrace outside, good size double bedroom, shower room with wash hand basin and separate WC. The second apartment has a lounge/bedroom, kitchen/diner, shower room with wash hand basin and separate WC.

First Floor

Central stairwell with landing serving three apartments: a studio apartment and a one bedroom apartment both featuring French windows onto a south-facing balcony, plus a two room apartment.

Second Floor

Central stairwell with landing serving three apartments: a studio apartment and a one bedroom apartment both featuring French windows onto a south-facing balcony, plus a two room apartment.

Third Floor

Occupying the top floor this two bedroom apartment features both a south-facing balcony plus a roof terrace with summer kitchen/BBQ area and views across the river Tech.

The apartments all have individual electricity meters and a shared water supply which could easily be divided. Inside they feature individual water heaters and electric wall heaters.

Summary

An excellent investment opportunity for either a live-in or absent landlord. There are a number of possibilities for the building including the installation of a restaurant with outside eating terrace on the ground floor with private apartments above or a different mix of residential and commercial activities.

Property Features: Automatic Gates, Balcony, Broadband / ADSL, Courtyard, Development Potential, Independant Apartment, Letting Potential, Private Garden, Terrace, Town water

Nearby Amenities: Forest/Parkland, Golf Course, Local Shopping, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

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View: Hills, River, Village

Heating: Electric



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