

Seven-bedroom apartment in Carre d'Or

€520,000

Carre d'Or · 7 bedrooms · 106 m² in size



Description

This unique seven-room apartment, currently leased under a commercial lease, offers a prime investment opportunity in the prestigious Carré d'Or district. Situated on the second floor of a building with an elevator at 20 Rue Meyerbeer, the property spans 106 square meters as per the Carrez law. The apartment features multiple rooms equipped with showers, three additional toilets with showers, and a balcony. A key advantage of this property is its maintenance-free status, with recent renovations to the façade and roof ensuring no immediate need for repairs.

The apartment is leased to a company specializing in furnished hotels, ensuring a steady monthly income until the lease expires in June 2029. This arrangement simplifies management, as the hotel serves as the sole tenant, guaranteeing consistent rent payments. Monthly revenues total 2,405 EUR, comprising 1,805 EUR in rent and 600 EUR in provisions for charges and property tax. The tenant is reliable, with no history of payment delays.

In this commercial lease setup, the tenant is responsible for all charges, property taxes, and internal repairs, minimizing the owner's expenses.

- Monthly management cost: 600 EUR (provisions for charges and property tax)
- Number of lots in the co-ownership: Not specified
- Ongoing legal proceedings: Not specified

Key details

Surface area	106 m ²
Bedrooms	7
Floor	2nd
Lift	No
Outside space	No

DPE (Energy)

E

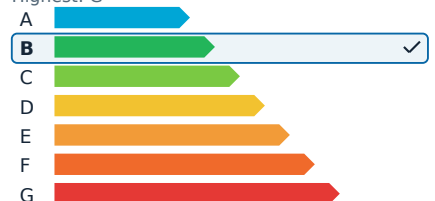
Lowest: A
Highest: G



GES (Emissions)

B

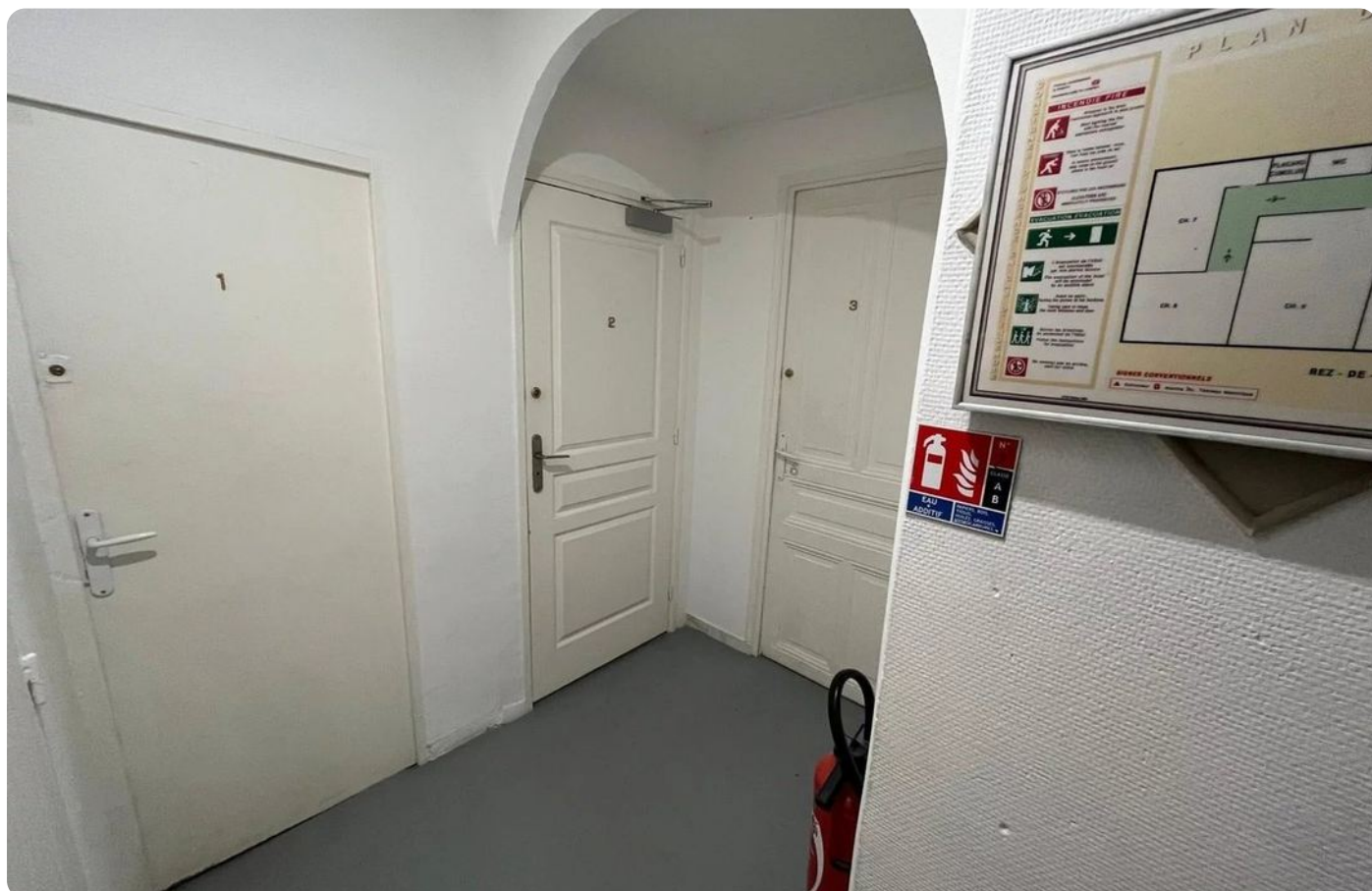
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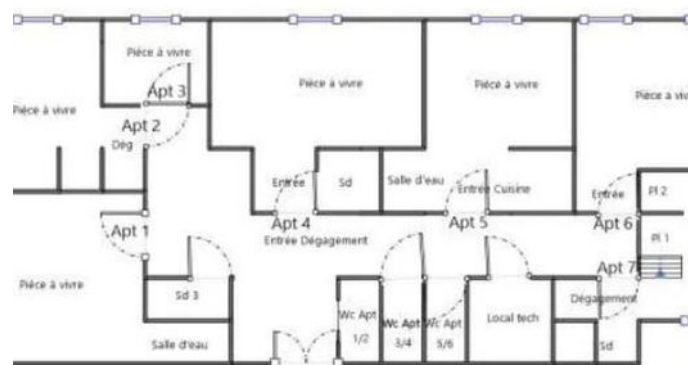
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Appartement 2ème étage