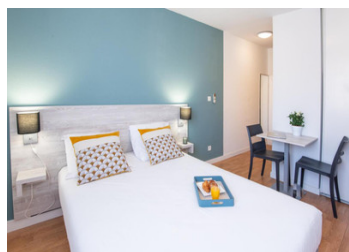


19m2 one bedroom flat in residence service condominium with guaranteed rental income in Provence

EXCLUSIVE



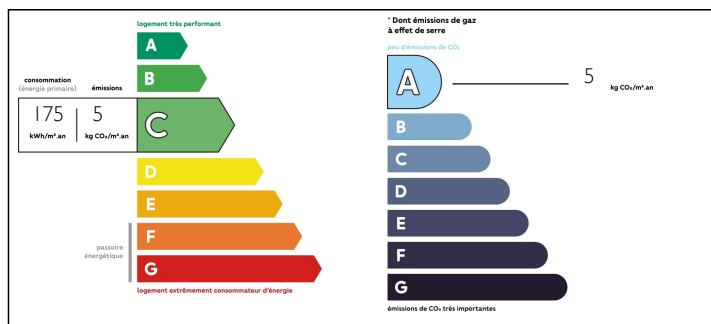
INFORMATION

Town:	Le Tholonet
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	19 m2
Plot Size:	0 m2

IN BRIEF

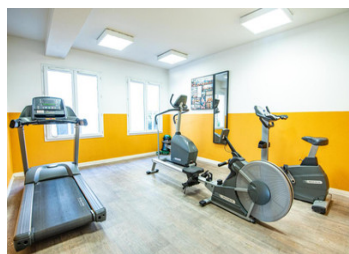
This one bedroom flat in a 3 stars residence service hotel is a safe and attractive investment product. It is ideally situated in a high potential tourist sector to generate a guaranteed rental income. The condominium has also benefitted from a substantial renovation and new management. Le Tholonet is a high tourist spot; it is a small Provençal village located east of Aix-en-Provence, in a quiet area at the foot of the Sainte-Victoire mountain in a superb valley watered by two rivers and surrounded by vineyards and fields of wild flowers: The landscapes that are found in the works of the famous painter Cézanne. The village is dedicated to the memory of the painter and is one of the stages of a tourist circuit on Cézanne. Other sites of interest include the church, the mill, the castle and its surroundings, the François Zola dam and the Roman aqueduct, all making this...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 223 EUR

NOTES

DESCRIPTION

This human-sized hotel residence is made up of 4 buildings used for housing with hotel services, each 2 floors high, with a central building 1 floor high dedicated to reception, breakfast catering, cleaning and maintenance, laundry services and the caretaker's accommodation.

The 19,09m² furnished flat is located on the ground floor of Building C and has a hall with a fully equipped kitchenette, a bedroom, a bathroom with toilet and secured parking space outside. It is composed as follows:

- Hall and kitchenette: 3,53m²
- Bedroom: 12,65m²
- Shower room with WC: 2,91m²

The recently renewed rental management lease guarantees 3-star hotel services and the flat and common areas have recently been renovated.

The flat is equipped with reversible air-conditioning. Services include: Television, Wi-Fi connection throughout the building, daily cleaning and laundry on request at an additional cost, and a welcome in French or English.

The rental of this property is managed by a dynamic central reservation office and responds to tourist and professional demands (the congress centre is 3kms away and schools and colleges are 4kms away) Marseilles airport is 23 kms away and Aix-en-Provence TGV station is 20 minutes away. The beaches are 45 kms away.

Co-owned building of 2 units
Provisional annual charges: 984€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>