



## Investissez Au Ca



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 133,350

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	La Rochelle
Irányítószám:	17000
Feladta:	2024. 12. 17.
Leírás:	

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

À Vendre : Appartement meuble 24 m2 en plein centre-ville de La Rochelle Description Situe au cœur de La Rochelle, cet appartement de 24 m2 offre un emplacement ideal a proximite de toutes les commodites et des attractions de la ville. Parfait pour un investissement locatif (notamment en Airbnb) ou une residence secondaire. Caracteristiques principales : Superficie : 24 m2 Agencement : Une piece de vie lumineuse avec un coin chambre Cuisine amenee et equipee Salle d'eau fonctionnelle Travaux recents : Chauffage neuf et fibre installee Meuble : Pret a l'emploi, aucun aménagement necessaire Informations



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financieres : Taxe fonciere : 601 €/an Charges de copropriete : 97 €/mois Rentabilite Airbnb estimee : 17 000 €/an Ideal pour les investisseurs, cet appartement combine un excellent emplacement, une gestion simplifiee grace a l'ameublement, et un fort potentiel de revenus locatifs. Bien soumis au statut juridique de la Copropriete. Nb de lots : 8. Charges annuelles de copropriete (Montant moyen annuel quote-part du budget previsionnel vendeur) : 1 200 €. Pas de procedure en cours.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.509.383

