



## Investissement locatif exceptionnel



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,200,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Hourtin
Postcode:	33990
Geplaatst:	21-05-2024

### Omschrijving:

Take advantage of a rare opportunity to invest in a seafront property in Hourtin Plage, ideal for potential annual rental income of €120,000, with over 20 beds and stunning ocean views.

Discover this fully-renovated, air-conditioned house, situated in a prime location for holidaymakers keen to enjoy the Médoc's most beautiful beaches and walks. Close to all amenities, this property offers exceptional rental potential thanks to its numerous suites and modern, functional layout.

Seafront suite T4 210 m<sup>2</sup> sleeps 10:

Vast, light-filled living space with panoramic ocean views.

3 bedrooms, 2 bathrooms.

Fully equipped kitchen opening onto a 50m<sup>2</sup> living room.

3 independent duplex apartments with private outdoor terraces, perfect for flexible rental or shared occupancy. :

Apt 1 T3 de 53m<sup>2</sup> 7 couchages : Kitchen/living room, 2 bedrooms, bathroom.

Apt 2 T2 32m<sup>2</sup> sleeps 4: Kitchen/living room, 1 bedroom, bathroom.

Apt 3 Studio 20m<sup>2</sup> sleeps 2: Kitchenette, shower room.

Gebouwd: 1980

### Algemeen

Slaapkamers: 6



Badkamers: 5  
Afgewerkte vierkante meter: 210 m<sup>2</sup>  
Lot Afmeting: 345 m<sup>2</sup>

## Room details

Total rooms: 8

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 317

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T557033/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T557033/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1310609

