

Bordeaux Chartrons short-term rental investment opportunity



INFORMATION

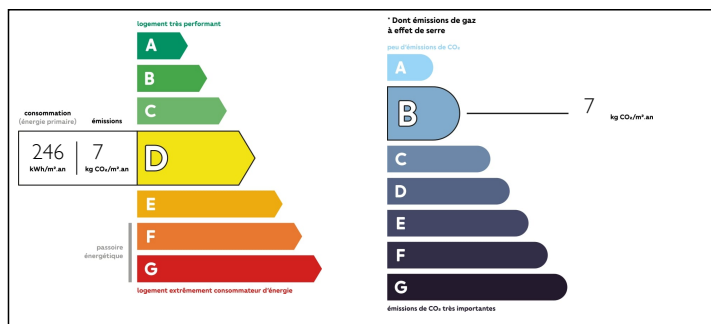
Town:	Bordeaux
Department:	Gironde
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	0 m2



IN BRIEF

1 bedroom furnished corner apartment in the sought after Chartrons area of central Bordeaux. This apartment has accreditation for short-term rentals and is a turn-key investment opportunity generating 25k€ p.a. of income net of commissions. Tastefully decorated and bright with 40m² of living space including a living room with fitted kitchen, separate bedroom, shower, wc and ample cupboard space. This first floor apartment in a stone building also has immediate tram access.

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.



DESCRIPTION

The accreditation as a meublé de tourisme enabling short-term rentals throughout the year is rare in Bordeaux making this a good investment. With an occupancy rate of 85% this apartment appeals to both leisure and business travellers. The furnishings can be purchased with the sale and there is the possibility of a conciergerie service that manages lettings from A to Z. The apartment is ideally situated a few minutes walk from the Garonne quayside and the Rue Notre Dame in the Chartrons with the tram C providing easy and quick access to the Gare St Jean and the exhibition center and football stadium at Bordeaux Lac.

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

LOCAL TAXES

Taxe foncière: 830 EUR

NOTES