2 Luxury Properties & 2 Plots of land For Sale In Bouyon France

Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	https://esalesinternational.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 867,658.58

Standort

Land:	Frankreich
Adresse:	Rte des Ferrés
Postleitzahl:	06510
Veröffentlicht:	05.09.2024

Beschreibung:

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Esales Property ID: es5554298

87 route des ferres

Bouyon

PACA

H7J 1B2

France

Discover Your French Riviera Retreat: Two Prime Properties in Bouyon

Property 1: A Spacious Villa with Stunning Views

Nestled amidst the picturesque countryside of Bouyon, this charming villa offers a tranquil and idyllic escape. Located just a short walk from the village, which boasts a variety of amenities including restaurants, a general store, and a bakery, this property provides the perfect blend of convenience and seclusion.

Prime Location and Endless Possibilities

Situated midway between the Mediterranean beaches and the Alpine ski slopes, Bouyon offers the best of both worlds. Enjoy the sun-drenched beaches within a 30-minute drive or hit the slopes for winter adventures. The property is also conveniently located just 45 minutes from Monaco and Cannes, renowned for their world-class attractions and vibrant cultural scene.

A Spacious and Versatile Home

The villa features a spacious open-plan living area on the main floor, combining the living room, kitchen, and lobby into a single, welcoming space. The property offers eight rooms in total, providing ample space for family and guests.

Outdoor Oasis and Investment Potential

The villa sits on a generous 1000 square meter lot, offering plenty of outdoor space for relaxation and enjoyment. The private pool, while requiring some TLC, provides a refreshing escape on hot summer days. The surrounding countryside offers stunning views of the mountains and hills, creating a peaceful and idyllic atmosphere.

The property is currently rented for €1900 per month on a 3-year lease, demonstrating its strong rental potential. With the possibility of expanding the property, you can further increase its value and rental income.

Property 2: A Versatile Studio Apartment

This second property, located in the same area as the villa, offers a versatile studio apartment with excellent rental potential. The open-plan studio, measuring approximately 800 square feet, can be easily converted into a two-bedroom apartment with an investment of €50,000.

Currently rented for €795 per month until September 2025, the studio's rental income can be significantly increased due to the high demand for rental properties in the region. With the recent increase in rental prices, you can potentially command a monthly rent of €1100 or more once the current lease expires.

Investment Opportunity

Both properties offer excellent investment potential, with the potential for significant rental income and

capital appreciation. The prime location, stunning views, and growing demand for properties in the French Riviera make these properties highly desirable.

Key Features:

Property 1: 485 000€

* 5-bedroom villa
* Open-plan living area
* Private pool
* Stunning mountain views
* 1000 square meter lot
* Rental income potential
* Potential for expansion

Property 2: 295 000€

* Studio apartment (800 square feet)
* Potential for conversion into 2-bedroom apartment
* Current rental income of €795 per month
* Strong rental demand and potential for increased rental income
* 4300 square foot lot

Note: These properties offer excellent investment opportunities in a prime location. Consider consulting with local professionals for guidance on property management, rental income, and potential renovations.

All properties can be bought separately or together.

2 plots of land are also included in the sale First land is 107 000sf for sale at 155,000 euros

Second land plot is 53800sf for sake at 85 000euros

All properties can be bought separately or together.

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ABOUT THE AREA

Bouyon is a commune in the Alpes-Maritimes department in southeastern France. Situated 30 km northwest of Nice, Bouyon offers magnificent panoramic views of the Alps, and features a traditional château and communal bread oven.

With a population of around 494 (as of 2015), Bouyon is a small but vibrant community. The village is known for its peaceful atmosphere, friendly locals, and stunning natural surroundings.

Bouyon offers a range of leisure activities, including hiking, mountain biking, tennis, and fishing. The village also hosts an annual Fête in June and August, where visitors can enjoy traditional music, dancing, and local cuisine.

If you’re looking for a tranquil escape from the hustle and bustle of the French Riviera, Bouyon is an ideal destination. With its breathtaking views, charming atmosphere, and abundance of outdoor activities, Bouyon offers a truly unforgettable experience.

MAiN FEATURES:

* 270m2 of living space
* 14300m2 plot
* 6 Bedrooms between both dwellings
* 3 Bathrooms between both dwellings
* Stunning Views
* Private Parking
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of France
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in France fast online

Allgemein

Schlafzimmer:	6
Badezimmer:	2
Fertige m^2:	270 m^2
Grundstücksgröße:	14300 m^2

Mietbedingungen

Verfügbar ab:	

Zusätzliche Informationen

URL der virtuellen Tour:	https://www.youtube.com/embed/03GSC61pbw4

Kontaktinformation

IMLIX ID:	IX6.065.082