



## Commercial-Retail for sale in Lille Tunisia

### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 1,042,343

### Местоположение

Страна:	Тунис
Добавлено:	04.11.2025
Описание:	

Discover a hotel walls and business to renovate ideally located in Hagondange just minutes from Metz and major highways A4 A31 A30 . With 42 rooms and 1 400 m of floor space this property offers exceptional capital gains potential for any savvy investor.

#### Why invest

The entry price is very low for the region allowing for a substantial budget to be allocated to renovations and upgrades. The large plot of land and private parking offer numerous options for conversion or expansion. After renovation the asset's value could reach 1.5 to 2 million with a potential rental income of 120 000 to 180 000 per year and a gross yield of 8% to 12%.

#### Possible valuation scenarios

For property dealers and developers creation of a hotel residence a luxury aparthotel or para hotel conversion offices nursing homes .

For experienced hoteliers upgrading the establishment 2 3 or 4 optimizing common areas creating a spa seminars or catering.

For investors significant leverage with bank financing land appreciation and attractive post renovation rental income.

#### Strategic location

10 minutes from Metz city centre

Proximity to economic activity zones and dynamic employment areas

The hotel market in Moselle is experiencing strong demand with business clientele and cross border tourism Luxembourg Germany .

#### Terms of sale

Sale price 950 000

Agency fees 10% excluding VAT payable by the buyer



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Estimated construction budget 400 000 to 800 000

Access to the complete file upon formal request with NDA

This opportunity is perfect for an investor looking to acquire a strategic asset at low cost with strong appreciation potential and a premium economic location.

hotel to renovate Metz hotel investment Moselle hotel walls and business Grand Est hotel opportunity

Lorraine hotel Hagondange to renovate property dealer 57 building to renovate Metz potential hotel investment.

A rough diamond to be polished Strong potential for capital gains in Eastern France

Services

No information available

## Общие

Готовые кв.м.:

1400 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:

[http://www.arkadia.com/GSAZ-T91472/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T91472/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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