

Coastal Villa Holiday Rental Business €1,150,000 Antibes Juan Les Pins, Alpes-Maritimes



Business description

Beautiful villa divided into two separate apartments ideal for rental. Close to beaches, town centre with its boutiques, excellent restaurants, nightlife and the renowned Jazz Festival of Juan les Pins and all within walking distance. Antibes with its vast marina, walled ramparts and historic centre is only 3 kilometres away. Cannes with its festivals, conferences and exhibitions less than 10 kilometres. Nice airport is a convenient 20 minute car ride and train and bus networks are excellent.



Ground floor (90m² living space) has 3/4 bedrooms with family bathroom and shower plus WC, an en suite shower room with WC for the main bedroom and a further separate WC and hand basin linked to 4th bedroom/office. Large salon, open plan kitchen fully equipped leading onto wide covered terrace over-looking the garden and pool.

First floor (90m² living space) has independent entrance to hallway with salon and fully-equipped kitchen. This opens out onto large open terrace with electric sun blinds over-looking the pool/gardens with 4 ancient characterful olive trees.

Laundry facilities with two machines under separate terrace for communal use. Villa, gardens and pool maintained to a high standard. 1000m² landscaped garden, mainly lawned with boules area, badminton court and children's play area with swings and slide. Double garage and garden shed. Garden and pool both have automatic lighting at night and garden has full sprinkler system.



The villa attracts many repeat clients during holiday periods as well as for functions in Cannes, Juan les Pins and Antibes. Currently the owners occupy the upper apartment but now wish to retire. The rental potential could be more than doubled should the whole of the villa be available for rental if used as a secondary home and help and advice would be available as well as management services should the villa be made fully available. Possibility to sell furnished and ready for

rental.

Planning permission for 75m² extension already granted for further 1 bedroom apartment and increased first floor space with separate master suite and separate salon.

Property information

Real Estate:	Real Property Included
Living accommodation:	3 bedroom apartment on each floor with possibility of 1 bedroom apartment extension for owners to live in if the whole of the villa is let. Also separate office which can be used as fourth bedroom on ground floor with independent access.
Location:	Residential area of Juan les Pins close to beach and town centre.
Premises details:	Quiet residential suitable for holiday rental business close to all amenities.
Size in square feet:	Approx 200m ²
Planning consent:	Planning consent has been obtained for an extension of 75m ² to enlarge the first floor with main master bedroom suite and separate large salon, plus an independent ground floor one bedroom apartment with salon/kitchen and shower room suitable for gardiens, owners or a further rental section.

Business Operation

Expansion potential:	The current owners have limited their rental availability to high season periods mainly, but there is potential to increase rental incomes by pursuing different local market targets throughout the low season periods and by letting out the whole villa instead of just the ground floor. For example the Festivals and Conferences in Cannes can be maximised, the
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boating industry and personnel from Antibes in the winter months

Competition / Market: Holiday accommodation of the size of property able to sleep up to 14 people is limited in this area and is much sought after.

Reasons for selling: Owners' retirement.

Trading hours: By arrangement

Employees: None

Years established: 7 years

Other information

Support & training: Help can be given with management and clientele access of regular and repeat guests.

Home based: This business can be run from home.

