

Ref: G0178

Lovely charming Airbnb cottage in Naples

**445,000
USD**



Investment type : For sale

Price in Euros : 431,650 EUR

Country : FLORIDA - USA

Property type : B&B

Price in US Dollars : 445,000 USD

Condition : Turnkey

Bedrooms : 2

Hotel area : 70

HISTORICAL FLORIDIAN COTTAGE! Move-in ready! Offered Turnkey/Fully Furnished/Fully equipped for vacation rental! The charming "Cottage" which is located just a few minutes from the beaches and shopping/dining areas, Naples Bay Resort, Bayfront, Tin City, Downtown 5th Ave etc. Built in 1946 and lovingly restored in 2023 to capture the traditional Florida style. A few of the many upgrades are: New LV Flooring, New shiplap walls, new ceiling fans, new washer/dryer, New tankless water heater, New A/C, New furniture etc., etc.! GREAT Investment! If requested local teams available for cleaning and managing the rentals. Possibility to build out or up. No HOA fees. (Home Owners Association)

Has been used as a vacation rental on Airbnb and VRBO since 2016. Excellent 5-Star reviews for property and location. Short term rentals permitted. Use as nice full time/part time home or rent out easily and watch value appreciate in this downtown location close to the Bayshore Gateway Triangle Community Redevelopment area. Beautiful, sunny Naples, FL was named the best place to live in the U.S., according to U.S. News's 2024 ranking.

2 bedrooms, 1 full bathroom, full kitchen, dining room, living room, outside covered, screened-in patio. Raised wood construction with crawl space. Metal roof. Cement board sidings.

Carport

Size of House 70 square meters

Size of property 610 square meters

Rental opportunity

Nightly Rates

- US\$120 - US\$290 per night depending on season

Average occupancy rate

- 80% December through April

- 50% May through November

Cleaning cost per guest stay

- US\$140

Average electricity cost

- US\$79 - \$120 per month depending on the season

Landscaping and Lawn service

- US\$120 per month (done 4 times per month)

