



**199 500 €**

**For sale ideal investor**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**



## Ideal investor 1789 Mandelieu-la-Napoule

In a charming residence, with beautiful gardens, on the banks of the Siagne, 800 m from the beach, beautiful 2/3 room apartment, sleeps 6, furnished and air-conditioned. Common parking in the residence. Apartment sold rented until 2023. Annual rent guaranteed by rental lease of €8740.00 or 4.32% profitability. On this amount, current co-ownership charges and housing tax have already been paid!!!. Eligible for furnished rentals allowing you to benefit from tax-free rental income. Possibility of occupation by the owner several weeks in the year. Consult us. Assured crush. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 3 164 €

Well condominium

160 lots in the condominium 199 500 € fees included

Document non contractuel

01/05/2024 - Prix T.T.C

