



161 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 33 m²**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, residential, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

09/05/2024 - Prix T.T.C



## Ideal investor 122 Mandelieu-la-Napoule

Investor Special! Mandelieu, in a pretty residence with gardens and swimming pool, on the banks of the Siagne, a few steps from the beaches. Beautiful 2-room apartment of 33 m² + terrace of around 6 m², 1st and top floor, facing south west. Admire the boats passing in front of you. Rental investment with possibility of occupation several weeks in the year (contact us). Annual rent, net of current charges and residence tax of €7,850. Eligible for the taxation of furnished accommodation allowing you to receive tax-free income in the long term. Current condominium fees are paid by the manager. Ideal investor wishing to build up a quality heritage while benefiting from good profitability.

**Fees and charges :**

Annual current expenses 3 000 €

Well condominium

170 lots in the condominium 161 000 € fees included

