Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

## 187 000 €

**For sale ideal investor**
**2 rooms**
**Surface : 39 m²**

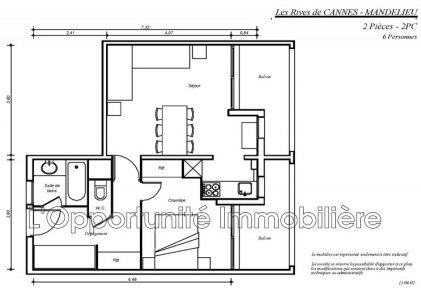
**Exposition :** Ouest
**View :** Mer
**Standing :** prestige
**Building condition :** good

**Features :**
air conditioning, pool, visitor parking

1 bedroom
1 terrace
1 bathroom
1 WC

**Energy class (dpe) :** D
**Emission of greenhouse gases (ges) :** B

Document non contractuel
30/04/2024 - Prix T.T.C

## Ideal investor 62 Mandelieu-la-Napoule

Heart stroke !!! Mandelieu, in a superb, secure residence with gardens, on the banks of the Siagne. You can admire the boats passing from your terrace with beautiful 2 rooms + cabin of 41 m², air-conditioned. Parking in the condominium. Sold rented. Guaranteed annual rent € 7,086. Of this amount, condominium fees and housing tax have already been paid. Possibility of repurchasing the furniture for the value of 1799 € in order to benefit from the tax advantage of the renter in furnished and to perceive a fully tax-exempt income. Possible stays for the owner, contact us. Ideal investor wishing to build up a quality heritage and benefit from it without worrying about management.
Fees and charges :
Annual current expenses 3 687 €
Well condominium
258 lots in the condominium 187 000 € fees included