



135 680 €

**For sale ideal investor**

**2 rooms**

**Surface : 33 m<sup>2</sup>**

**Exposition : Sud**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, pool

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

20/05/2024 - Prix T.T.C



## Ideal investor 144 Mandelieu-la-Napoule

Special investor! In a charming residence, on the banks of the Siagne, a few steps from the beaches, beautiful 2-room apartment of 33.57 m<sup>2</sup> Carrez law, facing south, furnished and equipped, terrace of 6 m<sup>2</sup>. Parking spaces in the condominium. Apartment sold rented. Current charges paid. Ideal investor wishing to build quality assets without management constraints. Eligible for furnished rental tax allowing tax-free income in the long term. Possibility of occupancy several weeks in the year by the owner.

Fees and charges :

Annual current expenses 2 950 €

Well condominium

160 lots in the condominium 135 680 € agency fees 5,66% à the responsibility of the buyer included

