



296 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 35 m<sup>2</sup>**

**Year of construction : 2012**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, air conditioning, pool

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

29/04/2024 - Prix T.T.C



## Ideal investor 123 Roquebrune-Cap-Martin

Special investor!! Roquebrune Cap Martin, a few steps from the beaches, in a superb semi-recent residence, with swimming pool on the roof, beautiful 2-room apartment of 37 m<sup>2</sup> + terrace and garden, furnished, equipped and air-conditioned. Parking spot. Sold rented! - Annual rent guaranteed by contract until 2032 of €11,247. (Rent can be fully tax-exempt thanks to furnished property taxation) + current charges and housing tax paid by the manager + routine maintenance of the apartment - Possibility for the owner to enjoy his property for several weeks (contact us). Don't pay for your vacation anymore!! Ideal investor wishing to build quality real estate assets, without management concerns.

Fees and charges :

Annual current expenses 4 676 €

Well condominium

70 lots in the condominium 296 000 € fees included

