



170 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 47 m<sup>2</sup>**

**Exposition : Nord**

**View : Citadine**

**Standing : residential**

**Features :**

lift, air conditioning, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) :** Unavailable

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

Unavailable

Document non contractuel

29/05/2022 - Prix T.T.C



## Ideal investor 0001 Saint-Laurent-du-Var

Saint Laurent du Var, 2 steps from the beaches, in a secure residence. 2-room apartment + cabin, consisting of a living room with equipped kitchen, bathroom and separate toilet, double bedroom, open cabin with bunk beds, terrace. Common parking in the basement. Sold rented. Annual rent € 5871. That is to say 3.42% of profitability net of tax thanks to the tax advantage of the lessor in furnished. On this amount, current charges, housing tax have already been paid. Routine maintenance included. Secure and worry-free management. Very good price opportunity, to visit quickly.

**Fees and charges :**

Annual current expenses 3 149 €

Well condominium

214 lots in the condominium 170 000 € fees included

