



## Price on request

**For sale ideal investor**

**2 rooms**

**Surface : 41 m²**

**Year of construction : 2006**

**Exposition : Sud**

**Standing : residential**

**Building condition : good**

### Features :

lift, double glazing, air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/10/2025 - Prix T.T.C



## Ideal investor 78 Beausoleil

Special offer for investors. Opportunity not to be missed. Located in a perfectly situated residence, just steps from the train station and Monaco, a 3-room apartment, recently furnished and equipped with a south-facing terrace, sold rented. Annual rent guaranteed by contract €13,967, representing a 5.33% return with current charges paid. - Hassle-free management - Guaranteed rent - Current charges included - Tax-exempt income thanks to amortization Perfect for investors looking to build a quality portfolio without management worries. A must-see, act fast.

**Fees and charges :**

Annual current expenses 3 240 €

Well condominium

123 lots in the condominium

