



Price on request

For sale ideal investor

3 rooms

Surface : 40 m²

Exposition : Ouest

View : Jardin

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, air conditioning, residential, pool, visitor parking

2 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

24/10/2025 - Prix T.T.C



Ideal investor 1838 Mandelieu-la-Napoule

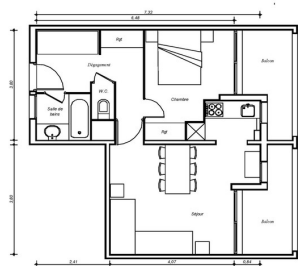
Invest with confidence in Mandelieu. Just steps from the beaches, along the banks of the famous Siagne River, in an idyllic setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished 2/3-room apartment, equipped and air-conditioned, with a surface area of 40 m², located on the second and top floor, facing west. A 4.49% return on sale price guaranteed by contract. Secure rental management. You don't have to worry about a thing: - Annual rent guaranteed and indexed by contract - Regular charges for water, electricity, and housing tax paid - Routine maintenance included - Owner can enjoy the property for several weeks (please contact us) Beach within walking distance. Eligible for LMNP tax status allowing you to receive tax-exempt income over the long term. Do you live far away? - You don't have to handle anything - Receive income - Enjoy your apartment.

Fees and charges :

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium



4 Portes

En option sur demande : 1000 €

