

Téléphone 06 20 56 28 66

Iopportunite-immobiliere.com

## Price on request

For sale ideal investor

3 rooms

Surface: 41 m<sup>2</sup>

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

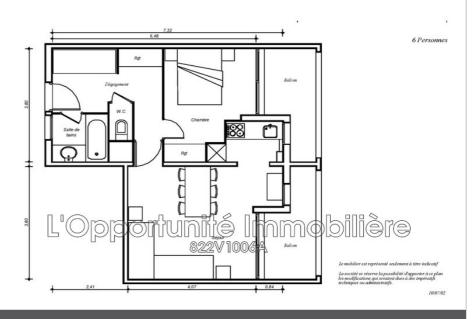
1 WC

Energy class (dpe) : Unavailable Emission of greenhouse gases (ges) :

Unavailable

Document non contractuel 02/08/2025 - Prix T.T.C





## Ideal investor 188 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just a stone's throw from the beaches, along the banks of the famous Siagne, in a picturesque 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, on the second and top floor, facing west. Secure rental management. You don't have to worry about a thing: - Annual rent guaranteed by contract and indexed - Utility charges for water, electricity, as well as the residence tax paid - Routine maintenance included - Owner can enjoy the property for several weeks (please contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing you to receive tax-exempt income over the long term. Do you live far away? - You don't have to manage anything - Receive income - Enjoy your apartment. For inquiries and information, call 06.20.56.28.66

Fees and charges:

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium



