



## Price on request

**For sale ideal investor**

**3 rooms**

**Surface : 40 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) : D**

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

Document non contractuel

26/09/2025 - Prix T.T.C



## Ideal investor 188 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just steps from the beaches, on the banks of the famous Siagne River, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished and air-conditioned 2/3-room apartment, fully equipped, with a surface area of 40 m<sup>2</sup>, located on the second and top floor, facing west. 4.49% return on sale price guaranteed by contract. Secure rental management. You don't have to worry about anything: - \*\*Annual rent guaranteed by contract and indexed\*\* - Current charges for water, electricity, and residence tax paid - Routine maintenance included - Option for the owner to enjoy the property for several weeks (contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing for tax-free income over the long term. Do you live far away? - You don't have to handle anything - Receive income - Enjoy your apartment. For more information, call 06.20.56.28.66

Fees and charges :

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium

