



250 000 €

**For sale ideal investor**

**3 rooms**

**Surface : 50 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Building condition : good**

**Features :**

air conditioning, pool

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) :** Unavailable

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

Unavailable



## Ideal investor 016 Mandelieu-la-Napoule

Exclusivity! Mandelieu, 800 m from the beaches, in a superb residence with swimming pool and gardens, 3-room apartment, 2 bedrooms, air-conditioned, top floor, 10 m south-facing terrace. Sold rented until 2023. Annual rent guaranteed by contract of € 11,500 or 4.60% of profitability net of tax thanks to the tax advantage of furnished accommodation. On this amount, current charges and housing tax have already been paid. Housekeeping and routine maintenance included. Ideal investor wishing to create a quality and profitable real estate heritage.

**Fees and charges :**

Annual current expenses 3 950 €

Well condominium

260 lots in the condominium 250 000 € fees included

Document non contractuel

13/08/2022 - Prix T.T.C

