



**130 000 €**

**For sale ideal investor**

**1 room**

**Surface : 25 m²**

**Exposition : Est**

**View : Mer**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, air conditioning, residential

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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



## Ideal investor 1789 Juan-les-Pins

Investor Special! Guaranteed Rents! Juans-Les-Pins, Rostagne area, studio sleeps 4, top floor, air-conditioned, furnished and equipped. 7m² glazed terrace offering a beautiful view of the sea. 1 Parking space sold with this apartment. Apartment sold rented. 4.84% return on the sale price guaranteed by contract. + Current charges paid + routine maintenance carried out Eligible for furnished accommodation tax, providing tax-free income over the long term. Ideal for investors wishing to build up managed and secure assets, without management constraints. Possibility of acquiring the same studio, under the same conditions, side by side.

**Fees and charges :**

Annual current expenses 2 292 €

Well condominium

97 lots in the condominium 130 000 € fees included

Document non contractuel

01/07/2025 - Prix T.T.C

