



**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 191 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 magnificent view of the sea. Sold rented. 4.25% profitability 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.

**Fees and charges :**

Annual current expenses 2 292 €

Well condominium

97 lots in the condominium 130 000 € fees included

Document non contractuel

02/06/2025 - Prix T.T.C

