



## Price on request

**For sale ideal investor**

**1 room**

**Surface : 27 m²**

**Exposition : Ouest**

**View : Mer**

**Standing : prestige**

**Building condition : good**

**Features :**

double glazing, pool, visitor parking

1 terrace

**Energy class (dpe) : E**

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



## Ideal investor 166 Mandelieu-la-Napoule

Special opportunity for investors. In Mandelieu, within a beautiful residence overlooking the Siagne, a studio with a sleeping alcove of 27 m² under the Carrez law, fully furnished and equipped + terrace, facing west, offering stunning views of passing boats. Sold with a commercial lease. Guaranteed annual rent of €5,827 + charges and housing tax paid. Tax-advantaged rental income thanks to furnished rental taxation. Opportunity to enjoy the property for several weeks each year (please inquire). Perfect for investors looking to build a high-quality portfolio without management hassles. A true favorite.

**Fees and charges :**

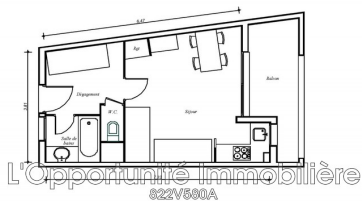
Annual current expenses 2 848 €

Well condominium

160 lots in the condominium

Document non contractuel

15/09/2025 - Prix T.T.C



En l'absence de représentation architecturale, le plan ci-dessus est à titre indicatif et ne saurait être considéré comme une garantie de surface ou de volume.

06/10/25

