



106 000 €

**For sale ideal investor**

**1 room**

**Surface : 23 m²**

**Exposition :** Nord ouest

**View :** Citadine

**Standing :** residential

**Features :**

lift, gated, calm, air conditioning, pool,  
visitor parking

1 terrace

1 parking

**Energy class (dpe) :** E

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



## Ideal investor 1789 Saint-Laurent-du-Var

Very good price opportunity just a few steps from the beaches and the port of St Laurent du Var. In a pretty residence with swimming pool and tennis courts. Beautiful 23.70 m² Carrez law studio, upstairs, furnished and equipped. Shared covered parking in the condominium. Sold rented via a commercial lease. - Guaranteed annual rent €3,345 excluding tax/year + interest in the residence's turnover + Current charges and housing tax paid You receive rental income that can be fully tax-deductible thanks to furnished rental taxation. Possibility for the owner to enjoy his property for a few weeks per year. Ideal for investors wishing to build up quality assets.

**Fees and charges :**

Annual current expenses 1 856 €

Well condominium

200 lots in the condominium 106 000 € fees included

Document non contractuel

06/07/2025 - Prix T.T.C

