



## Price on request

**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 171 Saint-Laurent-du-Var

Very attractive price opportunity just steps from the beaches and the port of St Laurent du Var. Located in a charming residence with a swimming pool and tennis courts. Beautiful studio of 23.70 m² Carrez law, on the upper floor, furnished and equipped. Shared covered parking within the condominium. Sold rented under a commercial lease. - Annual guaranteed rent of €3,498 excluding tax per year + participation in the residence's turnover + Ordinary charges and housing tax paid You receive rental income that can be fully tax-exempt thanks to furnished rental tax benefits. The owner has the option to enjoy the property for a few weeks each year. Ideal for investors looking to build a quality real estate portfolio.

**Fees and charges :**

Annual current expenses 1 856 €

Well condominium

200 lots in the condominium

Document non contractuel

23/01/2026 - Prix T.T.C

