



138 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 33 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

pool

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : C**

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

Document non contractuel

17/09/2024 - Prix T.T.C



## Ideal investor 101 Mandelieu-la-Napoule

Mandelieu, near the beaches, in a superb secure residence with swimming pool and gardens, quiet, beautiful 1 bedroom apartment of around 33 m<sup>2</sup>, garden level, facing south, furnished and equipped. Apartment sold furnished until 2023 Annual rent of over € 6,200 / year. On this amount, the current charges have already been paid as well as the housing tax. Eligible for the taxation of furnished accommodation allowing a tax-free income in the long term.

Fees and charges :

Annual current expenses 2 900 €

Well condominium

256 lots in the condominium 138 000 € fees included

