



**279 632 €**

**For sale ideal investor**

**2 rooms**

**Surface : 48 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, air conditioning,  
residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

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



## Ideal investor 78 Saint-Laurent-du-Var

St Laurent du Var, Vespins sector. In a residence with swimming pool and tennis courts, a stone's throw from the beaches and the Port. Beautiful 2/3 room apartment of 48 m<sup>2</sup>, sleeps 6, furnished and equipped. Corner balcony of 23 m<sup>2</sup>, facing south and west, with a view of the sea. Common space in the open and in the basement inside the residence. Apartment sold rented via a lease until September 2025. Annual rent guaranteed by contract €8,451 excluding tax + a variable portion. On this amount, current co-ownership charges and housing tax are already paid. Eligible for furnished rental tax, allowing you to receive tax-free income in the long term. Ideal investor wishing to build quality assets.

**Fees and charges :**

279 632 € fees included

