



169 300 €

**For sale ideal investor**

**2 rooms**

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

**Exposition : Sud ouest**

**View : Citadine**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

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



## 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, upstairs, furnished and equipped. Balcony of approximately 9 m<sup>2</sup>, facing south west. Parking in shared uncovered and underground parking inside the residence. Apartment sold rented via a lease until September 2025. Annual rent guaranteed by contract €9,501 excluding tax + a variable portion. On this amount, current co-ownership charges and housing tax have already been 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 :**

169 300 € fees included

Document non contractuel

26/12/2024 - Prix T.T.C

