



112 000 €

For sale ideal investor

1 room

Surface : 24 m<sup>2</sup>

View : Jardin

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, air conditioning, residential

1 terrace

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



## Ideal investor 163 Mandelieu-la-Napoule

Special investor!! Mandelieu la Napoule, in a charming residence, on the banks of the Siagne, a few steps from the beaches Beautiful studio of 24 m<sup>2</sup>, on the 1st floor, facing East. Furnished, equipped and air-conditioned. Sold rented via commercial lease. - Annual rent guaranteed by contract of €4,600 excluding tax + Current charges and housing tax paid - Eligible for advantageous furnished accommodation taxation, allowing tax-free income over the long term. - Possibility for the owner to enjoy his property for several weeks during the year (contact us). Ideal for investors wishing to build up quality assets, ideally located, without management constraints.

Fees and charges :

Annual current expenses 2 800 €

Well condominium

160 lots in the condominium 112 000 € fees included

Document non contractuel

12/03/2025 - Prix T.T.C

