

60 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

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For sale apartment

2 rooms

Surface : 26 m²

Year of construction : 2000

Exposition : Nord est

View : Sans vis à vis

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, CALM,
residential, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : C

Document non contractuel

26/01/2025 - Prix T.T.C



Apartment 134 Ax-les-Thermes

Apartment for sale AXLES THERMES in residence with swimming pool. This pretty two-room apartment on the corner of a building is sold furnished. It is in perfect condition and located at the foot of the cable cars and above the thermal baths. Currently under lease with Pierre et Vacances, the sale can only be made by taking over the lease which will end in April 2023. Within the framework of the lease, Pierre et Vacances bears 100% of the current charges, the insurance and the routine maintenance of the property, including household appliances. The rent is guaranteed and you can, if you wish, ask to take advantage of your property under certain conditions. Profitability without stays for the owner is currently 3.31% net of current charges and income tax thanks to the LMNP status Annual rent including VAT 2690 euros The monthly charges paid by Pierre et Vacances are 152 euros per month and include: Maintenance of the residence, electricity, water, and caretaking of the residence This residence is a great success throughout the year thanks to its privileged location The shared car park is secured by a fence and ski lockers are available in the residence. Welcome to Ariège!

Fees and charges :

Annual current expenses 1 607 €

Well condominium

70 lots in the condominium 60 000 € fees included

