

137 000 €

**Contact agency**

**Webcam Immobilier**

14, Avenue des Broussailles

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**For sale ideal investor**

**2 rooms**

**Surface : 32 m<sup>2</sup>**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, AIR  
CONDITIONING, residential, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel



**Ideal investor 1789 Mandelieu-la-Napoule**

Special Investors wishing to build up quality assets and enjoy them, without the constraints of management. You don't have to worry about anything!! In a superb residence with swimming pool on the banks of the Siagne, a few steps from the beaches. Beautiful 2-room apartment of 32.93 m<sup>2</sup> Carrez law, + 6 m<sup>2</sup> terrace, west facing, furnished, equipped and air-conditioned. Parking in the residence. Sold rented: - Guaranteed annual rent of €7,116, i.e. 5.19% return on the price of the apartment. + current charges and housing tax paid. + routine maintenance of the apartment included. - Eligible for furnished accommodation taxation, allowing you to benefit from tax-free rental income. Ideal investor Possibility for the Owner to enjoy his property several weeks in the year (contact us). You can therefore invest remotely in complete security and no longer pay for your vacations. To visit quickly. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Annual current expenses 3 736 €

Well condominium

157 lots in the condominium, 137 000 € fees included.

