

170 000 €

**Contact agency**

**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@opportunit-  
immobiliere.com

**For sale ideal investor**

**2 rooms**

**Surface : 39 m<sup>2</sup>**

**Exposition : Est**

**View : Jardin**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, CALM, AIR CONDITIONING,  
POOL, 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 143 Mandelieu-la-Napoule**

Special Investor, Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. 2/3 room type apartment, sleeps 6, air-conditioned, furnished and equipped, upstairs. Living room and bedroom opening onto respective terraces offering a superb view of the magnificent gardens of the residence. Sold with commercial lease until September 2024. - Annual rent guaranteed by contract - Current charges and housing tax paid by the tenant - Possibility of occupation by the owner several weeks in the year Ideal investor wishing to build a quality rental investment and enjoy it from time to time without management constraints.

**Fees and charges :**

Annual current expenses 3 484 €

Well condominium

160 lots in the condominium 170 000 € fees included

