

161 000 €

Contact agency  
L'Opportunité Immobilière

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For sale ideal investor

2 rooms

Surface : 33 m<sup>2</sup>

Exposition : Sud ouest

View : Mer

Standing : residential

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



### Ideal investor 122 Mandelieu-la-Napoule

Investor Special! Mandelieu, in a pretty residence with gardens and swimming pool, on the banks of the Siagne, a few steps from the beaches. Beautiful 2-room apartment of 33 m<sup>2</sup> + terrace of around 6 m<sup>2</sup>, 1st and top floor, facing south west. Admire the boats passing in front of you. Rental investment with possibility of occupation several weeks in the year (contact us). Annual rent, net of current charges and residence tax of €7,850. Eligible for the taxation of furnished accommodation allowing you to receive tax-free income in the long term. Current condominium fees are paid by the manager. Ideal investor wishing to build up a quality heritage while benefiting from good profitability.

Fees and charges :

Annual current expenses 3 000 €

Well condominium

170 lots in the condominium 161 000 € fees included

Document non contractuel

