

137 000 €

Contact agency  
L'Opportunité Immobilière

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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



LMNP  
TOURISME  
Locyers Garantis

### Ideal investor 102 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.

Fees and charges :

Annual current expenses 3 450 €

Well condominium

157 lots in the condominium 137 000 € fees included

