

187 000 €

Contact agency  
L'Opportunité Immobilière

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For sale ideal investor

2 rooms

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

Exposition : Ouest

View : Mer

Standing : prestige

Building condition : GOOD

Features :

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 62 Mandelieu-la-Napoule

Heart stroke !!! Mandelieu, in a superb, secure residence with gardens, on the banks of the Siagne. You can admire the boats passing from your terrace with beautiful 2 rooms + cabin of 41 m<sup>2</sup>, air-conditioned. Parking in the condominium. Sold rented. Guaranteed annual rent € 7,086. Of this amount, condominium fees and housing tax have already been paid. Possibility of repurchasing the furniture for the value of 1799 € in order to benefit from the tax advantage of the renter in furnished and to perceive a fully tax-exempt income. Possible stays for the owner, contact us. Ideal investor wishing to build up a quality heritage and benefit from it without worrying about management.

Fees and charges :

Annual current expenses 3 687 €

Well condominium

258 lots in the condominium 187 000 € fees included

