

222 600 €

**Contact agency**

**Azur Contact Immobilier**

351, Avenue Saint-Basile

06250 Mougins

04 92 92 03 00 / azurcontactimmo@gmail.com

**For sale apartment**

**2 rooms**

**Surface : 49 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : GOOD**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, POOL, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

18/07/2024 - Prix T.T.C



### Apartment 2414 Mougins

Mougins le Haut, place des Arcades: beautiful 2 room apartment located on the 3rd and top floor. Oriented all the way to the west, it has a pleasant terrace offering a beautiful unobstructed view of the Valmasque. It has underground parking and a cellar. Possibility of purchasing a 2nd underground parking space at an additional cost. The apartment is sold rented according to an empty rental lease for the year, monthly rent including charges: €780 - lease expiry: 06/12/2025 - gross profitability 4.20%.

**Fees and charges :**

Annual current expenses 1 560 €

Well condominium

222 600 € agency fees 5,66% à the responsibility of the buyer included

