

257 507 €

Contact agency

Webcam Immobilier

14, Avenue des Broussailles

06400 Cannes

+33 (0)4 93 39 11 68 /

info@webcamimmobilier.com

For sale ideal investor

2 rooms

Surface : 48 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Features :

lift, double glazing, gated, AIR

CONDITIONING, residential, POOL, Visitor

Parking

1 bedroom

1 terrace

1 bathroom

1 WC

Emission of greenhouse gases (ges) : B

Document non contractuel



### Ideal investor 1789 Saint-Laurent-du-Var

St Laurent du Var, Vespins sector. In a residence with swimming pool and tennis courts, a stone's throw from the beaches and the Port. Beautiful 2/3 room apartment of 48 m<sup>2</sup>, sleeps 6, upstairs, furnished and equipped. Balcony of approximately 9 m<sup>2</sup>, facing south west. Parking in shared uncovered and underground parking inside the residence. Apartment sold rented via a lease until September 2025. Annual rent guaranteed by contract €9,501 excluding tax + a variable portion. On this amount, current co-ownership charges and housing tax have already been paid. Eligible for furnished rental tax, allowing you to receive tax-free income in the long term. Ideal investor wishing to build quality assets. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

257 507 € fees included

