

249 873 €

Contact agency

Webcam Immobilier

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For sale ideal investor

3 rooms

Surface : 45 m²

View : Port

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, AIR

CONDITIONING, POOL

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



Ideal investor 1789 Antibes

Great Opportunity! Facing the prestigious Port Vauban, just a few steps from the authentic charm of Old Antibes, its picturesque shops and lively restaurants, discover this magnificent 2/3 room apartment. Beautiful 2/3 room apartment of 45.35m², can accommodate up to 7 beds + corner terrace of approximately 8 m², facing the port. The apartment consists of a living room with equipped kitchen, double bedroom, closed cabin with bunk beds, bathroom, toilet, living room. Parking space accessible by elevator in the covered car park. Prestigious residence with swimming pool, jacuzzi and a magnificent garden. Apartment sold rented via a commercial lease guaranteeing an annual rent of €11,784 excluding tax, or 4.73% of the sale price. Rent can be fully tax-deductible thanks to the tax advantage of furnished accommodation. Of this amount, current charges and housing tax have already been paid. Worry-free management. Possibility for the owner to occupy the property for several weeks during the year (contact us). Ideal for investors wishing to build up a quality real estate portfolio and benefiting from an exceptional location in Antibes. 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 :
Annual current charges : 1000 €

Well conditioned
215 lots in the building : 249 873 € fees

