

301 591 €

Contact agency

Webcam Immobilier

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For sale ideal investor

3 rooms

Surface : 41 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Standing : residential

Features :

lift, double glazing, gated, CALM

2 bedroom

1 terrace

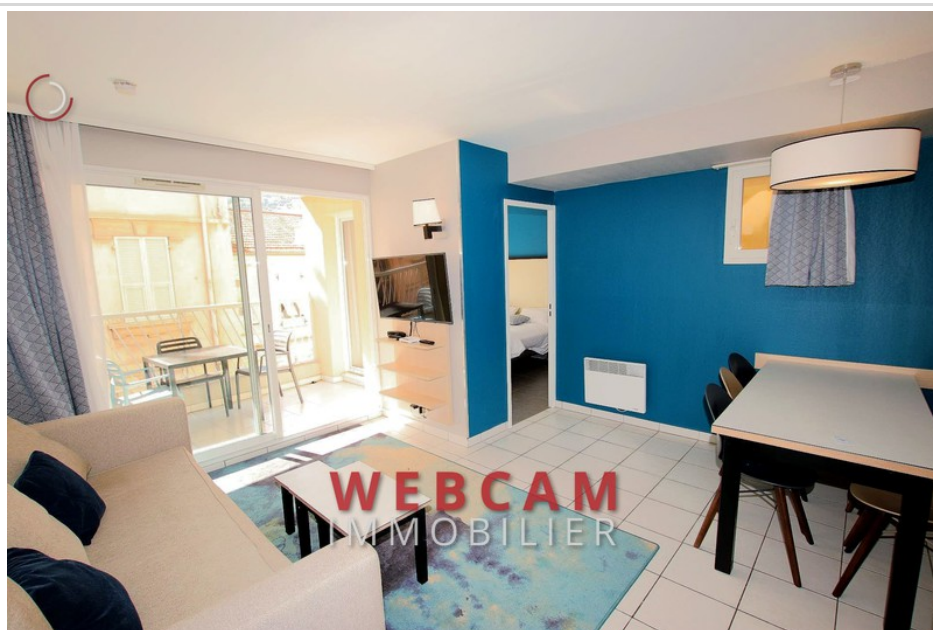
1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



### Ideal investor 1789 Beausoleil

Special investor. In an ideally located residence, a stone's throw from the train station and Monaco, 3-room apartment, recently renovated, furnished and equipped with terrace, facing south, sold rented. Annual rent guaranteed by contract € 11,237 or 3.96% of profitability net of tax thanks to the tax advantage of the furnished rental company. Of this amount, current charges and housing tax have already been paid. Ideal investor wishing to build up a quality heritage, without management concerns. 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 expenses 3 846 €

Well condominium

301 591 € fees included

