

138 000 €

Contact agency
L'Opportunité Immobilière

8 avenue Marie France
06110 Le Cannet
06 20 56 28 66 / info@opportunit-
immobiliere.com

For sale apartment

3 rooms

Surface : 35 m²

Year of construction : 1998

Exposition : Est

View : Panoramique

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : Cleaning is

Features :

double glazing, gated, CALM, residential

2 bedroom

1 terrace

1 bathroom

1 shower

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Apartment 53 Mallemort

2/3 room apartment for sale on the secure domain of the Pont Royal golf course in Mallemort en Provence (20 minutes from Aix en Provence) The very bright apartment is sold furnished and equipped, the current lease will end in October 2024 and works as follows: The tenant pays the current co-ownership charges. Are included in the charges: electricity, water, maintenance of the Estate and the condominium as well as its 24/24 security) Rent is paid annually in November. Its amount 5090.80 euros including tax. You have the possibility of declaring the property in LMNP so as not to pay taxes on rental income thanks to depreciation. You will also benefit from three weeks of stays per year in mid and low season as a benefit in kind. Net profitability of 3.68% + benefit in kind The property offers a panoramic view on the top floor and benefits from a beautiful and large covered terrace. Underground parking space closed under the apartment. 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 6 000 €

Well condominium

30 lots in the condominium 138 000 € fees included

