

175 000 €

**Contact agency**

**L'Opportunité Immobilière**

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**For sale apartment**

**3 rooms**

**Surface : 46 m<sup>2</sup>**

**Year of construction : 1998**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : Cleaning is**

**Features :**

double glazing, gated, CALM, residential

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel



**Apartment 53 Mallemort**

Rental investment and pleasure This apartment distributed in Duplex is located in the heart of the Domaine du Golf de Pont Royal. It is on lease with Pierre et vacances until November 2024, so you will not have any current charges to pay. It offers two bedrooms, an equipped and fitted kitchen open to the living room as well as a shower room and a bathroom. You can also enjoy two terraces, one of which is on the ground floor. Underground parking space included The annual rent including tax is 9462 euros (8602 excluding tax) i.e. a profitability of more than 5%, + three weeks per year of stays in mid and low season The facades are being repaired. Possibility of LMNP for tax savings on rental income 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 3 279 €

Well condominium

33 lots in the condominium 175 000 € fees included

