



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

352 240 €

**For sale ideal investor**

**2 rooms**

**Surface : 44 m<sup>2</sup>**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, air conditioning

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : C**

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

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08/09/2024 - Prix T.T.C



## Ideal investor 78 Beausoleil

Investor Special!! in a semi-recent residence, a stone's throw from Monaco and the center of Beausoleil, beautiful 2-room apartment of 44 m<sup>2</sup> + terrace of approximately 14m<sup>2</sup>, furnished, equipped and air-conditioned. Apartment sold rented: Annual rent guaranteed by contract €12,571 or 4% on the sale price. + current charges and housing tax paid + routine maintenance of the property Eligible for furnished rental tax, allowing you to receive tax-free income in most cases. Ideal investor wishing to build quality assets without the hassle of management, even remotely.

Fees and charges :

Annual current expenses 5 833 €

Well condominium

123 lots in the condominium 352 240 € fees included



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Document non contractuel - Barème de prix disponible sur notre site internet