



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

199 500 €

**For sale ideal investor**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

30/12/2024 - Prix T.T.C



## Ideal investor 170 Mandelieu-la-Napoule

In a charming residence, with beautiful gardens, on the banks of the Siagne, 800 m from the beach, beautiful 2/3 room apartment, sleeps 6, furnished and air-conditioned. Common parking in the residence. Apartment sold rented until 2023. Annual rent guaranteed by rental lease of €8740.00 or 4.32% profitability. On this amount, current co-ownership charges and housing tax have already been paid!!! Eligible for furnished rentals allowing you to benefit from tax-free rental income. Possibility of occupation by the owner several weeks in the year. Consult us.

Assured crush.

Fees and charges :

Annual current expenses 3 164 €

Well condominium

160 lots in the condominium 199 500 € fees included



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

Tél. 06 20 56 28 66 - info@lopportunite-immobiliere.com - www.lopportunite-immobiliere.com

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