

**144 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 33 m<sup>2</sup>**

**Exposition : Sud**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 181 Mandelieu-la-Napoule

Special investor! In a charming residence, on the banks of the Siagne, a few steps from the beaches, beautiful 2-room apartment of 33.57 m<sup>2</sup> Carrez law, facing south, furnished and equipped, terrace of 6 m<sup>2</sup>. Parking spaces in the condominium. Apartment sold rented. Current charges paid. Ideal investor wishing to build quality assets without management constraints. Eligible for furnished rental tax allowing tax-free income in the long term. Possibility of occupancy several weeks in the year by the owner.

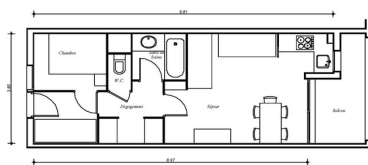
### Legal information

144 000 €

Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 3 450 € (288 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 620 and 910 € (reference year 2023)  
Document non contractuel - 14/03/2025

*Les Rives de CANNES - MANDELIEU*  
2 Pièces -  
33 m<sup>2</sup>



Si vous êtes un particulier acheteur, vous êtes responsable de la vérification de la validité des informations et des données indiquées dans ce document.

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