

**137 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 32 m²**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

**Legal information**

137 000 €

Fees paid by the owner, well condominium (157 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).



## Ideal investor 102 Mandelieu-la-Napoule

Special Investors wishing to build up quality assets and enjoy them, without the constraints of management. You don't have to worry about anything!! In a superb residence with swimming pool on the banks of the Siagne, a few steps from the beaches. Beautiful 2-room apartment of 32.93 m² Carrez law, + 6 m² terrace, west facing, furnished, equipped and air-conditioned. Parking in the residence. Sold rented: - Guaranteed annual rent of €7,116, i.e. 5.19% return on the price of the apartment. + current charges and housing tax paid. + routine maintenance of the apartment included. - Eligible for furnished accommodation taxation, allowing you to benefit from tax-free rental income. Ideal investor Possibility for the Owner to enjoy his property several weeks in the year (contact us). You can therefore invest remotely in complete security and no longer pay for your vacations. To visit quickly.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 500 and 740 € (reference year 2021)  
Document non contractuel - 28/04/2025

