

**138 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 33 m²**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

pool

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 101 Mandelieu-la-Napoule

Mandelieu, near the beaches, in a superb secure residence with swimming pool and gardens, quiet, beautiful 1 bedroom apartment of around 33 m², garden level, facing south, furnished and equipped. Apartment sold furnished until 2023 Annual rent of over € 6,200 / year. On this amount, the current charges have already been paid as well as the housing tax. Eligible for the taxation of furnished accommodation allowing a tax-free income in the long term.

### Legal information

138 000 €

Fees paid by the owner, well condominium(256 lots in the condominium), annual current expenses 2 900 € (242 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 570 and 830 € (reference year 2021)  
Document non contractuel - 28/04/2025

