

161 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 33 m²**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 122 Mandelieu-la-Napoule

Investor Special! Mandelieu, in a pretty residence with gardens and swimming pool, on the banks of the Siagne, a few steps from the beaches. Beautiful 2-room apartment of 33 m² + terrace of around 6 m², 1st and top floor, facing south west. Admire the boats passing in front of you. Rental investment with possibility of occupation several weeks in the year (contact us). Annual rent, net of current charges and residence tax of €7,850. Eligible for the taxation of furnished accommodation allowing you to receive tax-free income in the long term. Current condominium fees are paid by the manager. Ideal investor wishing to build up a quality heritage while benefiting from good profitability.

### Legal information

161 000 €

Fees paid by the owner, well condominium (170 lots in the condominium), annual current expenses 3 000 € (250 € 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 430 and 650 € (reference year 2021)  
Document non contractuel - 28/04/2025

