

170 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 39 m²**

**Exposition : Est**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 143 Mandelieu-la-Napoule

Special Investor, Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. 2/3 room type apartment, sleeps 6, air-conditioned, furnished and equipped, upstairs. Living room and bedroom opening onto respective terraces offering a superb view of the magnificent gardens of the residence. Sold with commercial lease until September 2024. - Annual rent guaranteed by contract - Current charges and housing tax paid by the tenant - Possibility of occupation by the owner several weeks in the year Ideal investor wishing to build a quality rental investment and enjoy it from time to time without management constraints.

### Legal information

170 000 €

Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 3 484 € (290 € 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  
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