

**187 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 39 m²**

**Exposition : Ouest**

**View : Mer**

**Standing : prestige**

**Building condition : good**

**Features :**

air conditioning, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 62 Mandelieu-la-Napoule

Heart stroke !!! Mandelieu, in a superb, secure residence with gardens, on the banks of the Siagne. You can admire the boats passing from your terrace with beautiful 2 rooms + cabin of 41 m², air-conditioned. Parking in the condominium. Sold rented. Guaranteed annual rent € 7,086. Of this amount, condominium fees and housing tax have already been paid. Possibility of repurchasing the furniture for the value of 1799 € in order to benefit from the tax advantage of the renter in furnished and to perceive a fully tax-exempt income. Possible stays for the owner, contact us. Ideal investor wishing to build up a quality heritage and benefit from it without worrying about management.

### Legal information

187 000 €

Fees paid by the owner, well condominium (258 lots in the condominium), annual current expenses 3 687 € (307 € 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) : B  
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