



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

257 507 €

**For sale ideal investor**

**2 rooms**

**Surface : 48 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Citadine**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

**Emission of greenhouse gases (ges) : B**



## Ideal investor 78 Saint-Laurent-du-Var

St Laurent du Var, Vespins sector. In a residence with swimming pool and tennis courts, a stone's throw from the beaches and the Port. Beautiful 2/3 room apartment of 48 m<sup>2</sup>, sleeps 6, upstairs, furnished and equipped. Balcony of approximately 9 m<sup>2</sup>, facing south west. Parking in shared uncovered and underground parking inside the residence. Apartment sold rented via a lease until September 2025. Annual rent guaranteed by contract €9,501 excluding tax + a variable portion. On this amount, current co-ownership charges and housing tax have already been paid. Eligible for furnished rental tax, allowing you to receive tax-free income in the long term. Ideal investor wishing to build quality assets.

Fees and charges :

257 507 € fees included

Document non contractuel  
22/10/2024 - Prix T.T.C



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

Tél. 06 20 56 28 66 - info@lopportunite-immobiliere.com - www.lopportunite-immobiliere.com

Document non contractuel - Barème de prix disponible sur notre site internet