



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

**325 000 €**

**For sale ideal investor**

**3 rooms**

**Surface : 43 m<sup>2</sup>**

**View : Port**

**Standing : residential**

**Features :**

lift, double glazing, gated, air conditioning, pool

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

17/09/2024 - Prix T.T.C



### Ideal investor 153 Antibes

Exclusive! Antibes, facing Port Vauban, a stone's throw from Old Antibes, its shops and restaurants. Beautiful 2/3 room apartment of 43.89 m<sup>2</sup> + terrace of approximately 8 m<sup>2</sup>, facing the port. The apartment consists of a living room with equipped kitchen, double bedroom, cabin with bunk beds, bathroom, shower room, toilet, living room. Closed garage, accessible by elevator in the covered parking lot. Prestigious residence with swimming pool, jacuzzi and a magnificent garden. Apartment sold rented via a commercial lease guaranteeing an annual rent of €15,252 excluding tax, net of taxes thanks to the tax advantage of furnished accommodation. On this amount, current charges and housing tax are already paid. Worry-free management. Possibility for the owner to occupy several weeks in the year (contact us). Ideal Investor wishing to build quality real estate assets and benefiting from an exceptional location in Antibes.

Fees and charges :

Annual current expenses 4 887 €

Well condominium

215 lots in the condominium 325 000 € fees included



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