



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

249 873 €

**For sale ideal investor**

**3 rooms**

**Surface : 45 m²**

**View :** Port

**Standing :** residential

**Building condition :** good

**Features :**

lift, double glazing, gated, air conditioning, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) :** D

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

Document non contractuel

02/01/2025 - Prix T.T.C



### Ideal investor 78 Antibes

Great Opportunity! Facing the prestigious Port Vauban, just a few steps from the authentic charm of Old Antibes, its picturesque shops and lively restaurants, discover this magnificent 2/3 room apartment. Beautiful 2/3 room apartment of 45.35m², can accommodate up to 7 beds + corner terrace of approximately 8 m², facing the port. The apartment consists of a living room with equipped kitchen, double bedroom, closed cabin with bunk beds, bathroom, toilet, living room. Parking space accessible by elevator in the covered car park. Prestigious residence with swimming pool, jacuzzi and a magnificent garden. Apartment sold rented via a commercial lease guaranteeing an annual rent of €11,784 excluding tax, or 4.73% of the sale price. Rent can be fully tax-deductible thanks to the tax advantage of furnished accommodation. Of this amount, current charges and housing tax have already been paid. Worry-free management. Possibility for the owner to occupy the property for several weeks during the year (contact us). Ideal for investors wishing to build up a quality real estate portfolio and benefiting from an exceptional location in Antibes.

**Fees and charges :**

Annual curr 0 €

Well condo

215 lots in 1

249 873 € fees included



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

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