



L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

98 000 €

For sale ideal investor

3 rooms

Surface : 36 m²

Surface of the living : 18 m²

Year of construction : 1998

Exposition : Ouest

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : Ravalement fait

Features :

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

05/02/2025 - Prix T.T.C



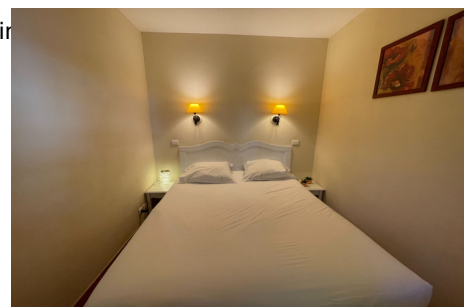
Ideal investor 53 Mallemort

For sale as a Rental Investment, profitability 3.9%, in the Domaine du Golf de Pont Royal. 2/3 room apartment with parking under lease. 9-year contract with guaranteed rent, charges include electricity, water, 24/7 security of the Domaine as well as its maintenance and are fully paid by the tenant Pierre et vacances. You will be able to declare the income in LMNP and benefit from the depreciation which will allow you to make a saving in tax and CSG RDS on the rental income. The apartment is in good condition and offers a living room with its equipped kitchen area, opening onto the beautiful covered terrace with a view of the Alpilles, two bedrooms, one of which is small with a sleeping area for children, a bathroom, a shower room and a parking space. All information here: This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 3 934 €

Well condominium



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