



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

112 000 €

**For sale ideal investor**

**1 room**

**Surface : 24 m<sup>2</sup>**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, residential

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

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

Document non contractuel  
29/10/2024 - Prix T.T.C



## Ideal investor 164 Mandelieu-la-Napoule

Investor special. Don't miss it! Mandelieu La Napoule, in a charming residence, on the banks of the Siagne, a few steps from the beaches Beautiful studio of 24 m<sup>2</sup>, on the 1st floor, facing West. Furnished, equipped and air-conditioned. Sold rented via commercial lease. - Annual rent guaranteed by contract of €4,626 excluding tax + Current charges and housing tax paid - Eligible for advantageous furnished accommodation taxation, allowing tax-free income over the long term. - Possibility for the owner to enjoy his property for several weeks during the year (contact us). Ideal for investors wishing to build up quality assets, ideally located, without management constraints.

Fees and charges :

Annual current expenses 3 015 €

Well condominium

160 lots in the condominium 112 000 € fees included



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