

## Tél. 06 77 04 21 88

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## 138 000 €

For sale idéal investisseur 2 rooms Surface : 33 m<sup>2</sup>

Exposition : Sud View : Jardin Standing : residential Building condition : good

Features : pool

- 1 bedroom
- 1 terrace
- 1 bathroom
- 1 WC

Energy class (dpe) : D Emission of greenhouse gases (ges) : A

Document non contractuel 22/12/2024 - Prix T.T.C



## Idéal investisseur 27 Mandelieu-la-Napoule

Mandelieu, near the beaches, in a superb secure residence with swimming pool and gardens, quiet, beautiful 1 bedroom apartment of around 33 m², garden level, facing south, furnished and equipped. Apartment sold furnished until 2023 Annual rent of over € 6,200 / year. On this amount, the current charges have already been paid as well as the housing tax. Eligible for the taxation of furnished accommodation allowing a tax-free income in the long term. 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 2 900 € Well condominium 256 lots in the condominium 138 000 € fees included



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