

**138 000 €**

**For sale idéal investisseur**

**2 rooms**

**Surface : 33 m²**

**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

09/05/2024 - 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

