



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

**76 000 €**

**For sale apartment**

**2 rooms**

**Surface : 26 m²**

**Year of construction : 1998**

**Exposition : Nord est**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : E**

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

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14/05/2024 - Prix T.T.C



### Apartment 53 Mallemort

Domaine and Golf de Pont Royal, Charming apartment with covered terrace and breathtaking view of the Luberon, Sold furnished and equipped with its private parking space. The property is subject to a lease until October 2024, as part of the lease, you will not pay the current charges which are fully borne by the tenant, i.e. approximately 4% profitability with the possibility of amortizing the property and save tax on rental income. However, the lease includes a paragraph for the possibility of leaving it on the anniversary date subject to three months' notice, i.e. no later than July 2023. (subject to tenant acceptance) The Domaine benefits from a magnificent geographical location, and is totally secure 24/24 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 2 400 €

Well condominium

105 lots in the condominium 76 000 € 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