



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

**199 500 €**

**For sale ideal investor**

**2 rooms**

**Surface : 40 m²**

**Exposition : Sud**

**View : Jardin**

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

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



### Ideal investor 017 Mandelieu-la-Napoule

In a charming residence, with beautiful gardens, on the banks of the Siagne, 800 m from the beach, beautiful 2/3 room apartment, sleeps 6, furnished and air-conditioned. Common parking in the residence. Apartment sold rented until 2023. Annual rent guaranteed by rental lease of €8740.00 or 4.32% profitability. On this amount, current co-ownership charges and housing tax have already been paid!!!. Eligible for furnished rentals allowing you to benefit from tax-free rental income. Possibility of occupation by the owner several weeks in the year. Consult us. Assured crush.

Fees and charges :

Annual current expenses 3 164 €

Well condominium

160 lots in the condominium 199 500 € fees included

Document non contractuel

12/05/2024 - Prix T.T.C



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

Tél. 06 20 56 28 66 - [info@lopportunite-immobiliere.com](mailto:info@lopportunite-immobiliere.com) - [www.lopportunite-immobiliere.com](http://www.lopportunite-immobiliere.com)

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