

**139 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 33 m²**

**Exposition : Sud**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 60 Mandelieu-la-Napoule

Mandelieu, in a superb secure residence 800 m from the beaches and the center of Mandelieu, beautiful 2-room apartment of 33.46 m² Carrez law, located on the second and top floor, facing south, air-conditioned. General parking in the residence. Apartment sold furnished and rented until September 2023. Ideal rental investment with possible occupation several weeks in the year.

### Legal information

139 000 €

Fees paid by the owner, well condominium(160 lots in the condominium), annual current expenses 2 800 € (233 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 610 and 880 € (reference year 2021)  
Document non contractuel - 30/04/2025

