steren IMMOBILIER

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## www.esterelimmobilier.fr

## 149 000 €

- For sale ideal investor 2 rooms Surface : 33 m<sup>2</sup> Exposition : Sud View : Jardin Building condition : good Features : calm, air conditioning, residential, pool, visitor parking
- 1 bedroom
- 1 terrace
- 1 bathroom
- 1 WC

# URIS

# Ideal investor 118 Mandelieu-Ia-Napoule

Mandelieu, in a superb residence with swimming pool, with luxurious gardens, on the banks of the Siagne. 2 rooms of 33 m<sup>2</sup> Carrez law, located on the second and last floor, facing south, furnished and equipped and air-conditioned. 6 m<sup>2</sup> terrace. Apartment sold rented until September 2022. 4% profitability guaranteed by contract. Ideal investor or secondary. To visit quickly.

### Legal information 149 000 €

Fees paid the by owner, well condominium(157 lots in the condominium), annual current expenses 2 676 € (223 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe): E - Emission of greenhouse gases (ges): B Document non contractuel - 30/04/2025



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