

185 000 €

For sale ideal investor

2 rooms

Surface : 41 m²

Exposition : Sud

View : Jardin

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, air conditioning, residential

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking



Ideal investor 186 Mandelieu-la-Napoule

Investor Special! Rent guaranteed until 2033! Advantageous tax rates! Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. A 2/3-room apartment, sleeping 6, air-conditioned, furnished and equipped, upstairs. The living room and bedroom open onto respective terraces offering superb views of the residence's magnificent gardens. Sold rented. Guaranteed annual rent for 9 years of €8,911 excluding tax. + Current charges and housing tax paid + Routine maintenance of the property included Eligible for furnished rental tax, allowing you to reduce your rent tax over the long term Possibility of enjoying your property for several weeks a year (contact us) Ideal for investors, particularly remote investors, wishing to build up quality assets without the constraints of management.

Legal information

185 000 €

Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 4 013 € (334 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 610 and 680 € (reference year 2021)
Document non contractuel - 30/04/2025

