



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

272 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 36 m<sup>2</sup>**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel  
28/04/2024 - Prix T.T.C



## Ideal investor 119 Roquebrune-Cap-Martin

Exclusivity! 100 m from the beaches, in a recent residence with a modern design, beautiful 2-room apartment of 36 m<sup>2</sup> + terrace of 13 m<sup>2</sup>, furnished, equipped, air-conditioned. Apartment sold furnished. Annual rent guaranteed by contract of €9929 + current charges and residence tax paid. Routine maintenance of the apartment carried out by the manager. Rent net of tax thanks to the tax advantage of the lessor in furnished accommodation. Possibility for the owner to enjoy his property several weeks in the year (contact us) Ideal investor wishing to build up a quality heritage, profitable and without management constraints.

Fees and charges :

Annual current expenses 4 339 €

Well condominium

70 lots in the condominium 272 000 € 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