

272 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 36 m²**

**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



## 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 m² + terrace of 13 m², 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.

### Legal information

272 000 €

Fees paid by the owner, well condominium (70 lots in the condominium), annual current expenses 4 339 € (362 € 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) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 180 and 320 € (reference year 2021)  
Document non contractuel - 30/04/2025

