

301 591 €

For sale ideal investor

3 rooms

Surface : 41 m²

Exposition : Sud ouest

View : Citadine

Standing : residential

Features :

lift, double glazing, gated, calm

2 bedroom

1 terrace

1 bathroom

1 WC



Ideal investor 78 Beausoleil

Special investor. In an ideally located residence, a stone's throw from the train station and Monaco, 3-room apartment, recently renovated, furnished and equipped with terrace, facing south, sold rented. Annual rent guaranteed by contract € 11,237 or 3.96% of profitability net of tax thanks to the tax advantage of the furnished rental company. Of this amount, current charges and housing tax have already been paid. Ideal investor wishing to build up a quality heritage, without management concerns.

Legal information

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Fees paid by the owner, well condominium, annual current expenses 3 846 € (321 € 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 790 and 1110 € (reference year 2021)
Document non contractuel - 30/04/2025

