

192 000 €

**For sale ideal investor**

**3 rooms**

**Surface : 40 m²**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, residential, pool, visitor parking

2 bedroom

1 terrace

1 bathroom

1 WC



## Ideal investor 188 Mandelieu-la-Napoule

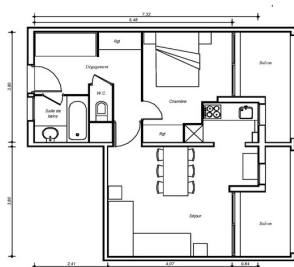
Invest with peace of mind in Mandelieu. Just a stone's throw from the beaches, along the banks of the famous Siagne, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished 2/3-room apartment, equipped and air-conditioned, with a surface area of 40 m², on the second and top floor, facing west. Secure rental management. You don't have to worry about a thing: - Annual rent guaranteed by contract and indexed - Utility charges for water, electricity, as well as the residence tax paid - Routine maintenance included - Owner can enjoy the property for several weeks (please contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing you to receive tax-exempt income over the long term. Do you live far away? - You don't have to manage anything - Receive income - Enjoy your apartment. For inquiries and information, call 06.20.56.28.66

### Legal information

192 000 €

Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 3 452 € (288 € 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) : B  
Estimated annual energy between 700 and 1010 € (reference year 2023)  
Document non contractuel - 19/08/2025



6 Furnitures

