

200 359 €

**For sale ideal investor**

**3 rooms**

**Surface : 50 m<sup>2</sup>**

**Standing : residential**

**Building condition : good**

**Features :**

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

2 bedroom

2 terraces

1 bathroom

1 WC



### Ideal investor 78 Mandelieu-la-Napoule

Mandelieu la Napoule. Opportunity! Special Offer for Investors. In a beautiful, secure, and quiet residence with stunning gardens, a great opportunity for this 3-room apartment of 50 m<sup>2</sup> Carrez law, facing south, in a peaceful setting. Beaches nearby. Parking available within the complex. Sold rented. - Annual rent €9,766 excl. tax / year, (charges paid). - Tax-exempt rent and potentially tax-free income thanks to furnished rental tax benefits. - Owner may use the apartment for several weeks per year (contact us). Special offer for investors looking to build a quality property portfolio.

#### Legal information

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Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 4 800 € (400 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 590 and 850 € (reference year 2021)  
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