

170 000 €

For sale ideal investor

3 rooms

Surface : 40 m<sup>2</sup>

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

#### Legal information

170 000 €

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).



### Ideal investor 188 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just steps from the beaches, on the banks of the famous Siagne River, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished and air-conditioned 2/3-room apartment, fully equipped, with a surface area of 40 m<sup>2</sup>, located on the second and top floor, facing west. 4.49% return on sale price guaranteed by contract. Secure rental management. You don't have to worry about anything: - \*\*Annual rent guaranteed by contract and indexed\*\* - Current charges for water, electricity, and residence tax paid - Routine maintenance included - Option for the owner to enjoy the property for several weeks (contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing for tax-free income over the long term. Do you live far away? - You don't have to handle anything - Receive income - Enjoy your apartment. For more information, call...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
 Estimated annual energy between 700 and 1010 € (reference year 2023)  
 Document non contractuel - 09/01/2026

