

130 000 €

For sale ideal investor

1 room

Surface : 25 m<sup>2</sup>

Exposition : Est

View : Mer

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential

1 terrace

1 bathroom

1 WC

1 parking



### Ideal investor 191 Juan-les-Pins

Special offer for investors! Guaranteed rents! Juans-Les-Pins, Rostagne area, studio with 4 sleeping places, top floor, air-conditioned, furnished and equipped. 7m<sup>2</sup> glazed terrace, offering a beautiful sea view. 1 parking space sold with this apartment. Apartment sold with tenant in place. 4.56% yield on the sale price guaranteed by contract + Current charges paid + Routine maintenance carried out Eligible for furnished rental tax benefits, allowing long-term tax-free income. Ideal for investors looking to build a managed and secure portfolio with no management hassle. Opportunity to acquire the same studio, under the same conditions, side by side.

#### Legal information

130 000 €

Fees paid by the owner, well condominium(97 lots in the condominium), annual current expenses 2 292 € (191 € 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 370 and 590 € (reference year 2021)  
Document non contractuel - 14/01/2026

