

113 960 €

**For sale apartment**

**1 room**

**Surface : 25 m²**

**Exposition : Sud**

**View : Mer**

**Building condition : good**

**Features :**

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

1 terrace



## Apartment 78 Juan-les-Pins

Investor Special! Guaranteed Rents Until 2033! Juans-Les-Pins, Rostagne area, studio sleeps 4, high floor, air-conditioned, furnished and equipped. terrace offering a magnificent view of the sea. Sold rented with guaranteed annual rent of €5,139 until 2033 + Current charges paid + routine maintenance carried out Eligible for furnished accommodation tax, allowing for tax-free income over the long term. Possibility for the owner to keep a certain number of weeks per year for his personal use (contact us). Ideal for investors wishing to build up managed and secure assets, without management constraints.

### Legal information

113 960 €

Fees paid by the owner, well condominium(63 lots in the condominium), annual current expenses 2 589 € (216 € 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 consumption 430 and 640 € (reference year 2023)  
Document non contractuel - 30/04/2025

