

**148 000 €**

**For sale ideal investor**

**1 room**

**Surface : 25 m²**

**Exposition : Sud**

**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

Investor Special! Guaranteed Rents! Juans-Les-Pins, Rostagne area, studio sleeps 4, top floor, air-conditioned, furnished and equipped. 7m² glazed terrace offering a magnificent view of the sea. Sold rented. 4.25% profitability guaranteed by contract. + Current charges paid + routine maintenance carried out Eligible for furnished accommodation tax, providing tax-free income over the long term. Ideal for investors wishing to build up managed and secure assets, without management constraints.

### Legal information

148 000 €

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 - 29/04/2025

