

149 000 €

For sale ideal investor

1 room

Surface : 27 m²

Exposition : Ouest

View : Mer

Standing : prestige

Building condition : good

Features :

double glazing, pool, visitor parking

1 terrace



Ideal investor 166 Mandelieu-la-Napoule

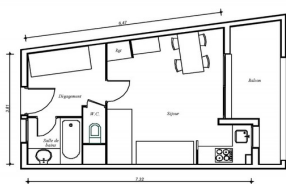
Special opportunity for investors. In Mandelieu, within a beautiful residence overlooking the Siagne, a studio with a sleeping alcove of 27 m² under the Carrez law, fully furnished and equipped + terrace, facing west, offering stunning views of passing boats. Sold with a commercial lease. Guaranteed annual rent of €5,827 + charges and housing tax paid. Tax-advantaged rental income thanks to furnished rental taxation. Opportunity to enjoy the property for several weeks each year (please inquire). Perfect for investors looking to build a high-quality portfolio without management hassles. A true favorite.

Legal information

149 000 €

Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 2 848 € (237 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 530 and 780 € (reference year 2021)
Document non contractuel - 09/01/2026



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