

**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

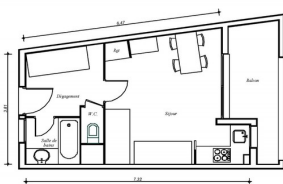
Special opportunity for investors. In Mandelieu, within a beautiful residence overlooking the Siagne, a studio with a sleeping alcove of 27 m² under the Carrez law, fully furnished and equipped + terrace, facing west, offering stunning views of passing boats. Sold with a commercial lease. Guaranteed 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](http://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 - 14/09/2025



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