

**112 000 €**

**For sale ideal investor**

**1 room**

**Surface : 24 m²**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, residential

1 terrace

1 bathroom

1 WC



## Ideal investor 164 Mandelieu-la-Napoule

Investor special. Don't miss it! Mandelieu La Napoule, in a charming residence, on the banks of the Siagne, a few steps from the beaches Beautiful studio of 24 m², on the 1st floor, facing West. Furnished, equipped and air-conditioned. Sold rented via commercial lease. - Annual rent guaranteed by contract of €4,626 excluding tax + Current charges and housing tax paid - Eligible for advantageous furnished accommodation taxation, allowing tax-free income over the long term. - Possibility for the owner to enjoy his property for several weeks during the year (contact us). Ideal for investors wishing to build up quality assets, ideally located, without management constraints.

### Legal information

112 000 €

Fees paid by the owner, well condominium(160 lots in the condominium), annual current expenses 3 015 € (251 € 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 610 and 890 € (reference year 2023)  
Document non contractuel - 30/04/2025

