



# L'OPPORTUNITÉ

Immobilière



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lopportunite-immobiliere.com

158 000 €

**For sale ideal investor**

**1 room**

**Surface : 24 m<sup>2</sup>**

**Features :**

lift, double glazing, residential

1 terrace

1 bathroom

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**



## Ideal investor 0001 Menton

Opportunity to seize urgently! Menton center, a few steps from the beach, beautiful studio cabin of about 25 m<sup>2</sup>, air-conditioned, furnished and equipped and with a parking space in the basement car park. Apartment sold rented. Annual rent € 8,773 excl. Tax / year, i.e. 5.5% profitability guaranteed by contract. Of this amount, current charges and housing tax have already been paid. Housekeeping and routine maintenance included in the contract. Tax-exempt rent thanks to the tax advantage of furnished accommodation

Fees and charges :

Annual current expenses 1 350 €

Well condominium

126 lots in the condominium 158 000 € fees included

Document non contractuel  
23/09/2021 - Prix T.T.C



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Document non contractuel - Barème de prix disponible sur notre site internet