

99 500 €

For sale ideal investor

1 room

Surface : 23 m²

Exposition : Nord ouest

View : Citadine

Standing : residential

Features :

lift, gated, calm, air conditioning, pool,
visitor parking

1 terrace

1 parking



Ideal investor 171 Saint-Laurent-du-Var

Very attractive price opportunity just steps from the beaches and the port of St Laurent du Var. Located in a charming residence with a swimming pool and tennis courts. Beautiful studio of 23.70 m² Carrez law, on the upper floor, furnished and equipped. Shared covered parking within the condominium. Sold rented under a commercial lease. - Annual guaranteed rent of €3,498 excluding tax per year + participation in the residence's turnover + Ordinary charges and housing tax paid. You receive rental income that can be fully tax-exempt thanks to furnished rental tax benefits. The owner has the option to enjoy the property for a few weeks each year. Ideal for investors looking to build a quality real estate portfolio.

Legal information

99 500 €

Fees paid by the owner, well condominium (200 lots in the condominium), annual current expenses 1 856 € (155 € 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 260 and 410 € (reference year 2021)
Document non contractuel - 22/01/2026

