



# L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

94 000 €

**For sale ideal investor**

**1 room**

**Surface : 22 m<sup>2</sup>**

**View :** Citadine

**Standing :** residential

**Features :**

lift, air conditioning, residential

**Energy class (dpe) :** D

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



## Ideal investor 84 Saint-Raphaël

Opportunity !! In the heart of St Raphaël, beach 100m away. City center and train station within walking distance. Beautiful Studio 4 beds of 22.59 m<sup>2</sup>, furnished and equipped. Sold rented until October 2023. Annual rent net of current charges and housing tax €4666 or 5.28% on the purchase price. Eligible for the taxation of furnished accommodation allowing you to receive tax-free income over the long term. No management concerns. Ideal investor wishing to build up a quality heritage.

**Fees and charges :**

Annual current expenses 1 296 €

Well condominium

70 lots in the condominium 94 000 € fees included

Document non contractuel  
30/03/2023 - Prix T.T.C



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

Tél. 06 20 56 28 66 - info@lopportunite-immobiliere.com - www.lopportunite-immobiliere.com

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