



L'OPPORTUNITÉ

Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

72 500 €

For sale ideal investor

3 rooms

Surface : 39 m²

Year of construction : 2002

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Features :

pool, Domaine sécurisé, double glazing,
Arrosage automatique, calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel
03/05/2024 - Prix T.T.C



Ideal investor 53 Grospierres

For sale in Ardèche in Grospierres in the Village Pierre et Vacances. Three-room corner house with private terrace overlooking the gardens. Currently under a tacitly renewed lease until September 2025, you will be able to benefit from a profitability of 4.84% (guaranteed minimum annual rent 3,866 euros including tax (10% VAT)) The house is made up of two bedrooms, a shower room, a bathroom and its living room faces east and has a fully equipped kitchen area. You can also enjoy the aquatic area located in the heart of the Village Ideal as an investment, Pierre et Vacances takes care of the current co-ownership charges, you will not have to pay them. (In LMNP you can also save tax on rental income) This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 1 465 €

Well condominium

72 500 € fees included



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

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