



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

185 000 €

**For sale bastidon**

**3 rooms**

**Surface : 44 m<sup>2</sup>**

**Surface of the land : 73 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : Neuf**

**Features :**

Domaine sécurisé, double glazing,

Arrosage automatique, calm

2 bedroom

1 terrace

1 bathroom

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

01/05/2024 - Prix T.T.C



### Bastidon 53 Mallemort

For sale in the Domaine de Pont Royal , this pretty 3-room house located on a plot of 73M2. The ground floor opening onto the terrace and the garden, offers a beautiful living space, fully equipped and furnished. The first floor is reserved for bedrooms and the bathroom. The facade has just been renovated and the garden overlooks a pretty pine forest The domain is secure 24/24 all year round The house is currently under lease with Pierre et Vacances until October 2024. The lease stipulates: Pierre et vacances pays your current charges (water, electricity, maintenance of the co-ownership) and maintains the property. Pays you a guaranteed rent whether the property is rented or not of 3913 euros for the year 2022/2023 and lets you enjoy your house either rent in kind This rent corresponds to an annual right of residence, the terms of which are defined each year in the Pierre & Vacances occupancy guide, namely: • 3 weeks of French summer school holidays 1 Week in Mid Season (not convertible into cash rent) • 2 Weeks in Low Season (not convertible into cash rent) Assessment of rent in kind 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



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