

**Price on request**

**Contact agency**

**ADN Immo Conseil**

Domaine de Pont Royal

13370 Mallemort

06 34 07 65 47 / info@adnimmoconseil.com

**For sale ideal investor**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1997**

**Exposition : Est**

**View : Jardin**

**Hot water : Collective**

**Standing : residential**

**Building condition : Cleaning is**

**Features :**

double glazing, gated, CALM, residential,  
POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : F**

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

Document non contractuel

12/07/2025 - Prix T.T.C



### Ideal investor 158 Mallemort

For sale on the Domaine et Golf de Pont Royal for investment only! ADN IMMO CONSEIL offers you this property as a rental investment. It is located on the first and last floor of a residence surrounded by gardens. Its east-facing terrace is uncovered to enjoy the sun all morning. The rent is guaranteed until 2033: 2828 including tax, 2555 excluding tax, i.e. a return of 3.93% excluding tax or 4.35% including tax. You will also benefit from a benefit in kind worth 1262 excluding tax, or 1388 including tax. This brings a total return of 5.87% on the excluding tax. This benefit in kind includes three weeks of stay per year in mid and low seasons in your apartment or in a Pierre et Vacances residence of your choice according to the exchange guide. You will not pay current charges or maintenance of the property during the entire duration of the lease. This is a worry-free investment for the owner. You will be able to declare LMNP to depreciate the property and save taxes on rental income as well as on CSG RDS. The apartment will soon be air-conditioned and renovated according to the terms signed by the sellers in the new lease which will end in 2033. Ideal for a first investment in Provence, a few minutes from AIX EN PROVENCE AVIGNON. Accessible from the airport in 40 minutes, from the TGV in 40 minutes, or from the highway in 10 minutes. The Domaine de Pont Royal is secured 24/7 and offers an internationally renowned 18-hole golf course.

Fees and charges :

