

## 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 : 31 m²**

**Year of construction : 1998**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : Cleaning is**

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Document non contractuel

03/10/2025 - Prix T.T.C



## Ideal investor 166 Mallemort

For sale in the Domaine and Golf of Pont Royal exclusively for investment purposes! ADN IMMO CONSEIL offers you this property as a rental investment. It is located on the first floor with a panoramic view of the Alpilles. Its west-facing terrace is covered, allowing you to enjoy it all year round and admire breathtaking sunsets. The rent is guaranteed until 2033; €3686 including tax, €3351 excluding tax, which corresponds to a 4.35% net yield or 4.78% gross yield. If you wish, you can benefit from a perk in kind. This perk includes three weeks of stays per year during low and mid seasons in your apartment or in a Pierre et Vacances residence of your choice according to the exchange guide. You will not pay the usual maintenance fees or property upkeep costs throughout the term of the lease. You will only be responsible for the property tax as well as any condominium works approved at general meetings. This is a hassle-free investment for the owner.

You will be able to declare it under the LMNP status to amortize the property and save on income tax as well as on CSG/CRDS contributions. The apartment will soon be air-conditioned and renovated according to the terms agreed upon by the sellers in the new lease which runs until 2033. Ideal for a first investment in Provence. Just a few minutes from Aix-en-Provence or Avignon. Accessible from the airport in 40 minutes, from the high-speed train station (TGV) in 40 minutes, or from the highway in 10 minutes. The Domaine de Pont Royal is secured 24/7 and

