

Price on request

Contact agency

VILLA FRANCIA IMMOBILIER

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-
immobilier.com

For sale ideal investor

2 rooms

Surface : 33 m²

Exposition : Sud

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM, AIR
CONDITIONING, residential, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



Ideal investor 1 Mandelieu-la-Napoule

Investor special! Rent guaranteed until 2033! Attractive tax benefits! Mandelieu, in a beautiful secure residence just 800 meters from the beaches and the center of Mandelieu, lovely 2-room apartment of 33.46 m² under the Carrez law, located on the second and top floor, south-facing, air-conditioned. General parking within the residence. Apartment sold furnished and leased under a commercial lease. Annual guaranteed rent Yield of 4.46% of the sale price Regular charges and housing tax paid. Eligible for furnished rental, allowing tax-efficient rental income. Possibility for the owner to enjoy the property for several weeks each year. 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 2 800 €

Well condominium

160 lots in the condominium

Document non contractuel

