

## Price on request

### Contact agency

#### Webcam Immobilier

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### For sale ideal investor

2 rooms

Surface : 40 m²

Exposition : Sud

View : Jardin

Standing : residential

Building condition : GOOD

### Features :

double glazing, gated, CALM, AIR  
CONDITIONING, POOL, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



## Ideal investor 1789 Mandelieu-la-Napoule

In a charming residence, with beautiful gardens, on the banks of the Siagne, 800 m from the beach, beautiful 2/3 room apartment, sleeps 6, furnished and air-conditioned. Common parking in the residence. Apartment sold rented until 2023. Annual rent guaranteed by rental lease of €8740.00 or 4.32% profitability. On this amount, current co-ownership charges and housing tax have already been paid!!!. Eligible for furnished rentals allowing you to benefit from tax-free rental income. Possibility of occupation by the owner several weeks in the year. Consult us. Assured crush. 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 3 164 €

Well condominium

160 lots in the condominium

Document non contractuel

