

## Price on request

**Contact agency**  
L'Opportunité Immobilière

8 avenue Marie France

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**For sale ideal investor**

**2 rooms**

**Surface : 41 m²**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : GOOD**

### Features :

double glazing, gated, CALM, AIR  
CONDITIONING, residential

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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



## Ideal investor 186 Mandelieu-la-Napoule

Investor Special! Rent guaranteed until 2033! Advantageous tax rates! Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. A 2/3-room apartment, sleeping 6, air-conditioned, furnished and equipped, upstairs. The living room and bedroom open onto respective terraces offering superb views of the residence's magnificent gardens. Sold rented. Guaranteed annual rent for 9 years of €8,911 excluding tax. + Current charges and housing tax paid + Routine maintenance of the property included Eligible for furnished rental tax, allowing you to reduce your rent tax over the long term Possibility of enjoying your property for several weeks a year (contact us) Ideal for investors, particularly remote investors, wishing to build up quality assets without the constraints of management.

Fees and charges :

Annual current expenses 4 013 €

Well condominium

160 lots in the condominium

Document non contractuel

