

## 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

**3 rooms**

**Surface : 43 m²**

**View :** Port

**Standing :** residential

### Features :

lift, double glazing, gated, AIR  
CONDITIONING, POOL

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Energy class (dpe) :** D

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

Document non contractuel



## Ideal investor 1 Antibes

Facing the prestigious Port Vauban, just steps from the authentic charm of Old Antibes, with its quaint shops and lively restaurants, discover this stunning 2/3-room apartment. Beautiful 2/3-room apartment of 43.89 m², able to accommodate up to 7 guests + terrace of approximately 8 m² overlooking the port. The apartment includes a living room with a fully equipped kitchen, a double bedroom, a closed cabin with bunk beds, a bathroom, a shower room, a toilet, and a living area. Enclosed garage, accessible by elevator in the covered parking. Prestigious residence with a swimming pool, jacuzzi, and a beautiful garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €15,252 excluding tax, representing a 5% yield on the sale price + current charges and housing tax paid. The rent can be fully tax-exempt thanks to the tax advantages of furnished rentals. Possibility for the owner to use the property for several weeks per year (please inquire). Hassle-free management. Ideal for investors looking to build a high-quality real estate portfolio with an exceptional location in Antibes. 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 4 987.6

