

## 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 : 50 m²**

**View :** Jardin

**Standing :** residential

**Building condition :** GOOD

### Features :

lift, double glazing, gated, CALM, AIR  
CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) :** D

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

Document non contractuel



## Ideal investor 1 Antibes

On the prestigious Port Vauban, just steps away from the authentic charm of Old Antibes, with its quaint shops and lively restaurants. Discover this lovely 2/3-room apartment of 50 m², accommodating up to 7 people, plus a terrace of approximately 10 m² overlooking the harbor. The apartment includes a living room with a fully equipped kitchen, a bedroom with a double bed, a closed cabin with bunk beds, a bathroom, a shower room, a toilet, living space, and storage. Parking space in the covered garage, accessible by elevator. Prestigious residence with a pool, jacuzzi, and a beautiful garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €13,535 excluding tax, representing a 4.25% return on the sale price. + current charges and residence tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Possibility for the owner to occupy the property for several weeks per year (please contact us). Hassle-free management. Ideal for investors looking to build a quality real estate portfolio in 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 charges : 7 915 €

