

98 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

13370 Mallemort

06 34 07 65 47 / info@adnimmoconseil.com

For sale ideal investor

3 rooms

Surface : 36 m²

Surface of the living : 18 m²

Year of construction : 1998

Exposition : Ouest

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : Cleaning is

Features :

double glazing, gated, CALM, residential

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

06/05/2025 - Prix T.T.C



Ideal investor 127 Mallemort

For sale as a Rental Investment, profitability 3.9%, in the Domaine du Golf de Pont Royal. 2/3 room apartment with parking under lease. 9-year contract with guaranteed rent, charges include electricity, water, 24/7 security of the Domaine as well as its maintenance and are fully paid by the tenant Pierre et vacances. You will be able to declare the income in LMNP and benefit from the depreciation which will allow you to make a saving in tax and CSG RDS on the rental income. The apartment is in good condition and offers a living room with its equipped kitchen area, opening onto the beautiful covered terrace with a view of the Alpilles, two bedrooms, one of which is small with a sleeping area for children, a bathroom, a shower room and a parking space. All information here:

www.adnimmoconseil.com 06 34 07 65 47

Fees and charges :

Annual current expenses 3 934 €

Well condominium

31 lots in the condominium 98 000 € fees included

