

130 000 €

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 : 42 m²

Surface of the living : 21 m²

Year of construction : 1994

Exposition : Sud

View : LAC

Hot water : Collective

Inner condition : GOOD

Standing : residential

Features :

double glazing, gated, CALM, residential,
POOL

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

14/06/2025 - Prix T.T.C



Ideal investor 159 Mallemort

ADN IMMO CONSEIL offers you this beautiful apartment in the heart of the Pont Royal Golf Course . Ideally located, it offers a peaceful view of the lake , a large loggia, a bedroom, a beautiful living space with a fitted and equipped kitchen area, a large sleeping area, a shower room, a bathroom and an underground parking space. Ideal for an investment , its lease is currently being renewed. The apartment will soon be renovated, equipped with air conditioning, and its rent will be guaranteed until 2033. The strong points: His guaranteed rent Current co-ownership charges reimbursed by your tenant. Zero maintenance of the property, the tenant takes care of it (including household appliances). Net profitability of 3.61% The possibility of amortizing the property, in order to pay neither taxes nor social security contributions for several years. And finally, à la carte packages to define the stays you wish to reserve for your use by adjusting the rent. And finally, its geography: A few minutes from the Luberon, 30 minutes from Aix en Provence, 45 minutes from the beaches and Marseille airport, 30 minutes from Avignon.....

Fees and charges :

Well condominium

130 000 € fees included

