

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 : 40 m²

Exposition : Ouest

View : Jardin

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM, AIR
CONDITIONING, residential, POOL, Visitor
Parking

2 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



Ideal investor 1 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just steps from the beaches, on the banks of the famous Siagne River, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished and air-conditioned 2/3-room apartment, fully equipped, with a surface area of 40 m², located on the second and top floor, facing west. 4.49% return on sale price guaranteed by contract. Secure rental management. You don't have to worry about anything: - **Annual rent guaranteed by contract and indexed** - Current charges for water, electricity, and residence tax paid - Routine maintenance included - Option for the owner to enjoy the property for several weeks (contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing for tax-free income over the long term. Do you live far away? - You don't have to handle anything - Receive income - Enjoy your apartment. 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 3 452 €

Well condominium

160 lots in the condominium

