

## Price on request

### Contact agency

#### Webcam Immobilier

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### For sale ideal investor

3 rooms

Surface : 40 m<sup>2</sup>

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



## Ideal investor 1789 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just steps from the beaches, along the banks of the famous Siagne River, in a beautiful setting within a prestigious residence featuring a pool and stunning gardens. Lovely furnished 2/3-room apartment, equipped and air-conditioned, with a surface area of 40 m<sup>2</sup>, located on the second and top floor, facing west. 4.49% yield on the 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 as well as housing tax \*\*paid\*\* - Routine maintenance included - Owner's option to enjoy their property for several weeks (contact us) Beach within walking distance. Eligible for LMNP tax status allowing you to receive tax-exempt income over the long term. Do you live far away? - You don't have to do anything - Receive income - Enjoy your apartment.

### Fees and charges :

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium

Document non contractuel

