

## Price on request

**Contact agency**  
**L'Opportunité Immobilière**

8 avenue Marie France

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immobiliere.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**



## Ideal investor 188 Mandelieu-la-Napoule

Invest with peace of mind in Mandelieu. Just a stone's throw from the beaches, along the banks of the famous Siagne, in a picturesque setting within a prestigious residence featuring a swimming pool and beautiful gardens. Lovely furnished 2/3-room apartment, equipped and air-conditioned, with a surface area of 40 m², on the second and top floor, facing west. Secure rental management. You don't have to worry about a thing: - Annual rent guaranteed by contract and indexed - Utility charges for water, electricity, as well as the residence tax paid - Routine maintenance included - Owner can enjoy the property for several weeks (please contact us) Beach within walking distance. Eligible for LMNP tax benefits, allowing you to receive tax-exempt income over the long term. Do you live far away? - You don't have to manage anything - Receive income - Enjoy your apartment. For inquiries and information, call 06.20.56.28.66

**Fees and charges :**

Annual current expenses 3 452 €

Well condominium

160 lots in the condominium

Document non contractuel

