

## Price on request

Contact agency

Webcam Immobilier

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For sale ideal investor

1 room

Surface : 25 m<sup>2</sup>

Exposition : Est

View : Mer

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, AIR

CONDITIONING, residential

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Ideal investor 1789 Juan-les-Pins

Special offer for investors! Guaranteed rents! Juans-Les-Pins, Rostagne area, studio with 4 sleeping places, top floor, air-conditioned, furnished and equipped. 7m<sup>2</sup> glazed terrace, offering a beautiful sea view. 1 parking space sold with this apartment. Apartment sold with tenant in place. 4.56% yield on the sale price guaranteed by contract + Current charges paid + Routine maintenance carried out Eligible for furnished rental tax benefits, allowing long-term tax-free income. Ideal for investors looking to build a managed and secure portfolio with no management hassle. Opportunity to acquire the same studio, under the same conditions, side by side. 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 2 292 €

Well condominium

97 lots in the condominium

