

**Price on request**

**Contact agency**

**Webcam Immobilier**

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**For sale ideal investor**

**1 room**

**Surface : 27 m²**

**Exposition : Ouest**

**View : Mer**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

double glazing, POOL, Visitor Parking

1 terrace

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**



### Ideal investor 1838 Mandelieu-la-Napoule

Special Investment Opportunity. Mandelieu, in a beautiful residence overlooking the Siagne, a 27 m² studio with a cabin, furnished and equipped, plus a west-facing terrace offering stunning views of passing boats. Sold with a commercial lease in place. Annual rent guaranteed at €5827 plus charges and residence tax paid. Tax-advantaged rental income thanks to furnished property tax benefits. Possibility to use the property for several weeks each year (please inquire). Ideal for investors looking to build a quality portfolio without management hassles. A guaranteed favorite.

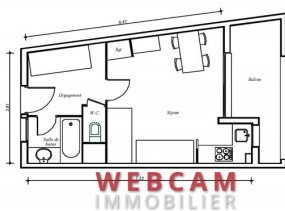
**Fees and charges :**

Annual current expenses 2 848 €

Well condominium

160 lots in the condominium

Document non contractuel



Le vendeur ne garantit aucune des informations ci-dessus.  
Il ne peut être tenu responsable de l'exactitude des informations ci-dessus.

06/07/21

