

## Price on request

### Contact agency

**L'Opportunité Immobilière**

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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 166 Mandelieu-la-Napoule

Special opportunity for investors. In Mandelieu, within a beautiful residence overlooking the Siagne, a studio with a sleeping alcove of 27 m² under the Carrez law, fully furnished and equipped + terrace, facing west, offering stunning views of passing boats. Sold with a commercial lease. Guaranteed annual rent of €5,827 + charges and housing tax paid. Tax-advantaged rental income thanks to furnished rental taxation. Opportunity to enjoy the property for several weeks each year (please inquire). Perfect for investors looking to build a high-quality portfolio without management hassles. A true favorite.

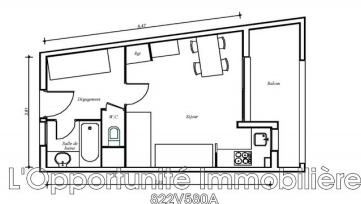
Fees and charges :

Annual current expenses 2 848 €

Well condominium

160 lots in the condominium

Document non contractuel



Si vous êtes un particulier, vous devez être informé que ce document est un document d'information et ne constitue pas un contrat. Il est soumis à la loi du 6 mai 2004 relative à la transparence de l'information immobilière.

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