

## Price on request

### Contact agency

Villa Francia Immobilier

33 avenue Wester Wemyss

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### For sale ideal investor

1 room

Surface : 23 m<sup>2</sup>

Exposition : Nord ouest

View : Citadine

Standing : residential

### Features :

lift, gated, CALM, AIR CONDITIONING,

POOL, Visitor Parking

1 terrace

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



## Ideal investor 1 Saint-Laurent-du-Var

Very attractive price opportunity just steps from the beaches and the port of St Laurent du Var. Located in a charming residence with a swimming pool and tennis courts. Beautiful studio of 23.70 m<sup>2</sup> Carrez law, on the upper floor, furnished and equipped. Shared covered parking within the condominium. Sold rented under a commercial lease. - Annual guaranteed rent of €3,498 excluding tax per year + participation in the residence's turnover + Ordinary charges and housing tax paid. You receive rental income that can be fully tax-exempt thanks to furnished rental tax benefits. The owner has the option to enjoy the property for a few weeks each year. Ideal for investors looking to build a quality real estate portfolio. 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 1 856 €

Well condominium

200 lots in the condominium

Document non contractuel

