

Price on request

Contact agency
L'Opportunité Immobilière

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For sale ideal investor

1 room

Surface : 23 m²

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 171 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 m² 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.

Fees and charges :

Annual current expenses 1 856 €

Well condominium

200 lots in the condominium

Document non contractuel

