

121 000 €

**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

A few steps from the beaches, in a pretty residence with swimming pool and tennis courts. Beautiful studio of 23.70 m² Carrez law, upstairs, furnished and equipped. General covered parking in the condominium. Sold rented until 2025 via a lease. Guaranteed annual rent €3345 excl. tax/year + profit-sharing on the turnover of the residence. Of this amount, the current co-ownership charges are already paid as well as the residence tax. Rent net of taxation thanks to the taxation of furnished accommodation. Ideal investor wishing to build up a quality heritage.

**Fees and charges :**

Annual current expenses 1 856 €

Well condominium

200 lots in the condominium 121 000 € fees included

Document non contractuel

