

74 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

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For sale ideal investor

3 rooms

Surface : 39 m²

Year of construction : 2004

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

POOL, secure domain, double glazing,
Automatic Watering, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



Ideal investor 123 Grospierres

Pretty corner house on the Domaine du Rouret in Ardèche It is made up of two bedrooms, a living room with kitchen area opening onto the terrace and the gardens, a shower room and a bathroom. Its orientation: EAST/SOUTH It is under a Pierre et Vacances lease, its annual rent is 4181.87 euros including tax, the current co-ownership charges are entirely borne by Pierre et Vacances. An investment that can allow you not to pay taxes on rental income, but also no CSG RDS at 17.2% on the same income. That is 5% guaranteed profitability until September 2024 end of the lease.

Fees and charges :

Annual current expenses 2 635 €

Well condominium

368 lots in the condominium 74 000 € fees included

