

185 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

13370 Mallemort

04 90 50 72 55 / info@adnimmoconseil.com

For sale bastidon

3 rooms

Surface : 44 m<sup>2</sup>

Surface of the land : 73 m<sup>2</sup>

Year of construction : 2002

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : NEW

Features :

secure domain, double glazing, Automatic Watering, CALM

2 bedroom

1 terrace

1 bathroom

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

17/05/2024 - Prix T.T.C



### Bastidon 93 Mallemort

For sale in the Domaine de Pont Royal , this pretty 3-room house located on a plot of 73M2. The ground floor opening onto the terrace and the garden, offers a beautiful living space, fully equipped and furnished. The first floor is reserved for bedrooms and the bathroom. The facade has just been renovated and the garden overlooks a pretty pine forest The domain is secure 24/24 all year round The house is currently under lease with Pierre et Vacances until October 2024. The lease stipulates: Pierre et vacances pays your current charges (water, electricity, maintenance of the co-ownership) and maintains the property. Pays you a guaranteed rent whether the property is rented or not of 3913 euros for the year 2022/2023 and lets you enjoy your house either rent in kind This rent corresponds to an annual right of residence, the terms of which are defined each year in the Pierre & Vacances occupancy guide, namely: • 3 weeks of French summer school holidays 1 Week in Mid Season (not convertible into cash rent) • 2 Weeks in Low Season (not convertible into cash rent) Assessment of rent in kind

Fees and charges :

185 000 € fees included

