Agence
WEBCAM IMMOBILIER
Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

Site : webcamimmobilier.com

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

218 000 €

For sale ideal investor

2 rooms

Surface : 44 m²

Year of construction : 2013

Exposition : Sud ouest

View : Citadine

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential, Parking visiteurs
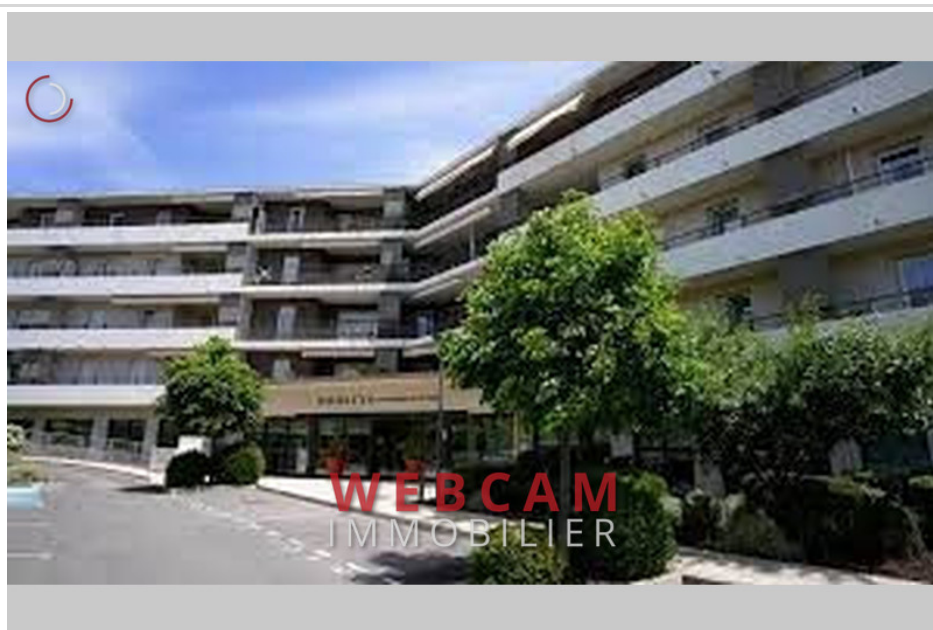
1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

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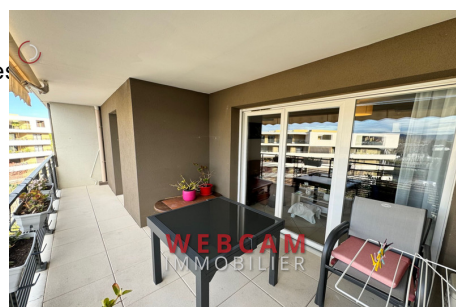01/07/2025 - Prix T.T.C

Ideal investor 1838 Fréjus

In Fréjus: Don't miss this exceptional opportunity! Invest wisely, enjoy quality assets in a senior residence. Discover this 2-room apartment with a surface area of 44.59 m² (Carrez law), with a magnificent 12.8 m² terrace, facing southwest. Located on the top floor of a semi-recent, secure and quiet residence, this space is fully furnished and equipped for your comfort. Many amenities are available on-site: a gym, swimming pool, beauty treatments, a restaurant, and a wooded park for your moments of relaxation. Plus, a shuttle takes you directly to the beach so you can fully enjoy the joys of the coast! Turnkey investment: Apartment sold rented until 2035, with a guaranteed rent of €750.64 excluding VAT/month. Running costs and maintenance included, you have no management worries! Eligible for furnished rental tax on senior residences (LMNP), you will benefit from tax-free income over the long term. This property is perfect for investors looking to build up a quality portfolio without the constraints of management, in a market in high demand: seniors! Don't miss this unique opportunity!

Fees and charges :

Annual current expenses 2 099 €

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