



# Agence **WEBCAM IMMOBILIER**

Achetez, vendez nous sommes à vos côtés

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Site : [webcamimmobilier.com](http://webcamimmobilier.com)

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

**199 500 €**

**For sale ideal investor**

**2 rooms**

**Surface : 40 m²**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air  
conditioning, pool, Parking visiteurs

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

30/04/2025 - Prix T.T.C



## **Ideal investor 1789 Mandelieu-la-Napoule**

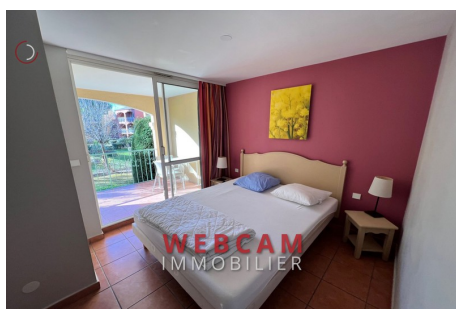
In a charming residence, with beautiful gardens, on the banks of the Siagne, 800 m from the beach, beautiful 2/3 room apartment, sleeps 6, furnished and air-conditioned. Common parking in the residence. Apartment sold rented until 2023. Annual rent guaranteed by rental lease of €8740.00 or 4.32% profitability. On this amount, current co-ownership charges and housing tax have already been paid!!!. Eligible for furnished rentals allowing you to benefit from tax-free rental income. Possibility of occupation by the owner several weeks in the year. Consult us. Assured crush. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Annual current expenses 3 164 €

Well condominium

160 lots in the condominium 199 500 € fees included



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