



# Agence WEBCAM IMMOBILIER

Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

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

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

185 000 €

For sale ideal investor

2 rooms

Surface : 41 m²

Exposition : Sud

View : Jardin

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, air  
conditioning, residential

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



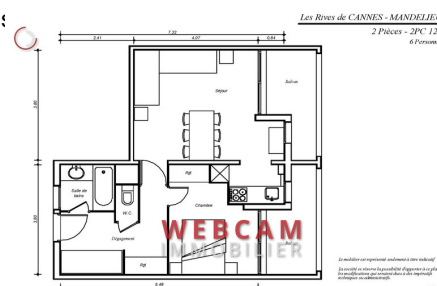
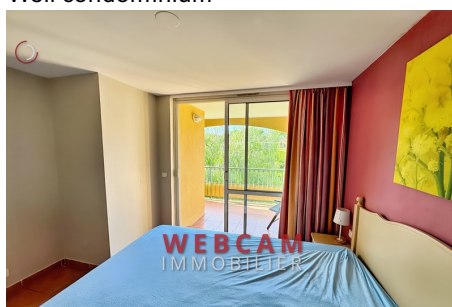
## Ideal investor 1789 Mandelieu-la-Napoule

Investor Special! Rent guaranteed until 2033! Advantageous tax rates! Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. A 2/3-room apartment, sleeping 6, air-conditioned, furnished and equipped, upstairs. The living room and bedroom open onto respective terraces offering superb views of the residence's magnificent gardens. Sold rented. Guaranteed annual rent for 9 years of €8,911 excluding tax. + Current charges and housing tax paid + Routine maintenance of the property included Eligible for furnished rental tax, allowing you to reduce your rent tax over the long term Possibility of enjoying your property for several weeks a year (contact us) Ideal for investors, particularly remote investors, wishing to build up quality assets without the constraints of management. 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 4 013 €

Well condominium



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