



# 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

**112 000 €**

**For sale ideal investor**

**1 room**

**Surface : 24 m²**

**Exposition : Ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air  
conditioning, residential

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**

Investor special. Don't miss it! Mandelieu La Napoule, in a charming residence, on the banks of the Siagne, a few steps from the beaches Beautiful studio of 24 m², on the 1st floor, facing West. Furnished, equipped and air-conditioned. Sold rented via commercial lease. - Annual rent guaranteed by contract of €4,626 excluding tax + Current charges and housing tax paid - Eligible for advantageous furnished accommodation taxation, allowing tax-free income over the long term. - Possibility for the owner to enjoy his property for several weeks during the year (contact us). Ideal for investors wishing to build up quality assets, ideally located, without management constraints. 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 3 015 €

Well condominium

160 lots in the condominium 112 000 € fees included



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