



# 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

187 000 €

For sale ideal investor

2 rooms

Surface : 39 m<sup>2</sup>

Exposition : Ouest

View : Mer

Standing : prestige

Building condition : good

Features :

air conditioning, pool, Parking visiteurs

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

15/03/2025 - Prix T.T.C



## Ideal investor 1789 Mandelieu-la-Napoule

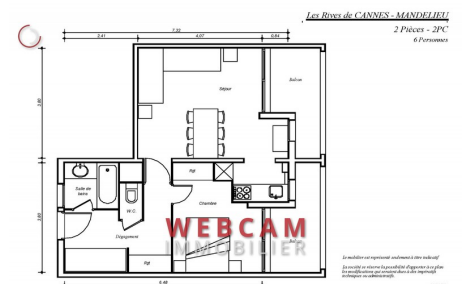
Heart stroke !!! Mandelieu, in a superb, secure residence with gardens, on the banks of the Siagne. You can admire the boats passing from your terrace with beautiful 2 rooms + cabin of 41 m<sup>2</sup>, air-conditioned. Parking in the condominium. Sold rented. Guaranteed annual rent € 7,086. Of this amount, condominium fees and housing tax have already been paid. Possibility of repurchasing the furniture for the value of 1799 € in order to benefit from the tax advantage of the renter in furnished and to perceive a fully tax-exempt income. Possible stays for the owner, contact us. Ideal investor wishing to build up a quality heritage and benefit from it without worrying about 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 3 687 €

Well condominium

258 lots in the condominium 187 000 € fees included



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