



# 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

121 000 €

For sale ideal investor

1 room

Surface : 23 m<sup>2</sup>

Exposition : Nord ouest

View : Citadine

Standing : residential

Features :

lift, gated, calm, air conditioning, pool,

Parking visiteurs

1 terrace

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Ideal investor 1789 Saint-Laurent-du-Var

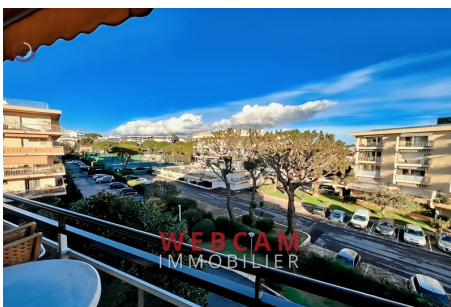
A few steps from the beaches, in a pretty residence with swimming pool and tennis courts. Beautiful studio of 23.70 m<sup>2</sup> Carrez law, upstairs, furnished and equipped. General covered parking in the condominium. Sold rented until 2025 via a lease. Guaranteed annual rent €3345 excl. tax/year + profit-sharing on the turnover of the residence. Of this amount, the current co-ownership charges are already paid as well as the residence tax. Rent net of taxation thanks to the taxation of furnished accommodation. Ideal investor wishing to build up a quality heritage. 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 1 856 €

Well condominium

200 lots in the condominium 121 000 € fees included



Webcam Immobilier - 14, Avenue des Broussailles - 06400 Cannes  
Tél. +33 (0)4 93 39 11 68 - Fax. +33 (0)4 83 15 10 73 - [info@webcamimmobilier.com](mailto:info@webcamimmobilier.com)

Carte professionnelle n°5141T Alpes-Maritimes - RCS Cannes 448 402 560

Code NAF 6831Z - SIRET 448 402 560 00016 - Document non contractuel