



# ADN Immo Conseil

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60 000 €

**For sale apartment**

**2 rooms**

**Surface : 26 m²**

**Year of construction : 2000**

**Exposition : Nord est**

**View : Sans vis à vis**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

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



## Apartment 134 Ax-les-Thermes

Apartment for sale AX LES THERMES in residence with swimming pool. This pretty two-room apartment on the corner of a building is sold furnished. It is in perfect condition and located at the foot of the cable cars and above the thermal baths. Currently under lease with Pierre et Vacances, the sale can only be made by taking over the lease which will end in April 2023. Within the framework of the lease, Pierre et Vacances bears 100% of the current charges, the insurance and the routine maintenance of the property, including household appliances. The rent is guaranteed and you can, if you wish, ask to take advantage of your property under certain conditions. Profitability without stays for the owner is currently 3.31% net of current charges and income tax thanks to the LMNP status Annual rent including VAT 2690 euros The monthly charges paid by Pierre et Vacances are 152 euros per month and include: Maintenance of the residence, electricity, water, and caretaking of the residence This residence is a great success throughout the year thanks to its privileged location The shared car park is secured by a fence and ski lockers are available in the residence. Welcome to Ariège!

**Fees and charges :**

