



# ADN Immo Conseil

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76 000 €

**For sale apartment**

**2 rooms**

**Surface : 26 m<sup>2</sup>**

**Year of construction : 1998**

**Exposition : Nord est**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

07/05/2024 - Prix T.T.C



## Apartment 69 Mallemort

Domaine and Golf de Pont Royal, Charming apartment with covered terrace and breathtaking view of the Luberon, Sold furnished and equipped with its private parking space. The property is subject to a lease until October 2024, as part of the lease, you will not pay the current charges which are fully borne by the tenant, i.e. approximately 4% profitability with the possibility of amortizing the property and save tax on rental income. However, the lease includes a paragraph for the possibility of leaving it on the anniversary date subject to three months' notice, i.e. no later than July 2023. (subject to tenant acceptance) The Domaine benefits from a magnificent geographical location, and is totally secure 24/24

**Fees and charges :**

Annual current expenses 2 400 €

Well condominium

105 lots in the condominium 76 000 € fees included



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