



ADN Immo Conseil

☐ T. 04 90 50 72 55 ☐ WWW.ADNIMMOCONSEIL.COM



Price on request

For sale idéal investisseur

2 rooms

Surface : 27 m²

Year of construction : 1997

Exposition : Est

View : Jardin

Hot water : Collective

Standing : residential

Building condition : Ravalement fait

Features :

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) : B

Document non contractuel

12/07/2025 - Prix T.T.C



Idéal investisseur 158 Mallemort

For sale on the Domaine et Golf de Pont Royal for investment only! ADN IMMO CONSEIL offers you this property as a rental investment. It is located on the first and last floor of a residence surrounded by gardens. Its east-facing terrace is uncovered to enjoy the sun all morning. The rent is guaranteed until 2033: 2828 including tax, 2555 excluding tax, i.e. a return of 3.93% excluding tax or 4.35% including tax. You will also benefit from a benefit in kind worth 1262 excluding tax, or 1388 including tax. This brings a total return of 5.87% on the excluding tax. This benefit in kind includes three weeks of stay per year in mid and low seasons in your apartment or in a Pierre et Vacances residence of your choice according to the exchange guide. You will not pay current charges or maintenance of the property during the entire duration of the lease. This is a worry-free investment for the owner. You will be able to declare LMNP to depreciate the property and save taxes on rental income as well as on CSG RDS. The apartment will soon be air-conditioned and renovated according to the terms signed by the sellers in the new lease which will end in 2033. Ideal for a first investment in Provence, a few minutes from AIX EN PROVENCE AVIGNON. Accessible from the airport in 40 minutes, from the TGV in

