



# ADN Immo Conseil

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**181 000 €**

**For sale idéal investisseur**

**2 rooms**

**Surface : 39 m²**

**Exposition : Est**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, calm, Climatisation, pool,

Parking visiteurs

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/05/2024 - Prix T.T.C



## **Idéal investisseur Mandelieu-la-Napoule**

Special Investor, Mandelieu, in a superb residence on the banks of the Siagne, close to the beach. 2/3 room type apartment, sleeps 6, air-conditioned, furnished and equipped, upstairs. Living room and bedroom opening onto respective terraces offering a superb view of the magnificent gardens of the residence. Sold with commercial lease until September 2024. - Annual rent guaranteed by contract - Current charges and housing tax paid by the tenant - Possibility of occupation by the owner several weeks in the year Ideal investor wishing to build a quality rental investment and enjoy it from time to time without management constraints. 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 3 484 €

Well condominium

160 lots in the condominium 181 000 € fees included



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