



# ADN Immo Conseil

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272 000 €

**For sale idéal investisseur**

**2 rooms**

**Surface : 36 m²**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm,

Climatisation, residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

09/05/2024 - Prix T.T.C



## Idéal investisseur Roquebrune-Cap-Martin

Exclusivity! 100 m from the beaches, in a recent residence with a modern design, beautiful 2-room apartment of 36 m² + terrace of 13 m², furnished, equipped, air-conditioned. Apartment sold furnished. Annual rent guaranteed by contract of €9929 + current charges and residence tax paid. Routine maintenance of the apartment carried out by the manager. Rent net of tax thanks to the tax advantage of the lessor in furnished accommodation. Possibility for the owner to enjoy his property several weeks in the year (contact us) Ideal investor wishing to build up a quality heritage, profitable and 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 4 339 €

Well condominium

70 lots in the condominium 272 000 € fees included



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