



# ADN Immo Conseil

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77 500 €

**For sale idéal investisseur**

**3 rooms**

**Year of construction :** 2002

**Exposition :** Sud

**View :** Jardin

**Hot water :** Collective

**Inner condition :** excellent

**Standing :** residential

**Building condition :** good

**Features :**

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

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) :** C

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

Document non contractuel  
30/04/2025 - Prix T.T.C



## Idéal investisseur 108 Ax-les-Thermes

For sale in the heart of Ax les Thermes , 2/3 room apartment in a pretty residence with swimming pool at the gates of the thermal baths. Bright and overlooking the swimming pool, this apartment benefits from a pretty living room with a large balcony where you can have lunch. One bedroom + one bedroom with bunk beds A bathroom and storage Currently under lease (tacit renewal) with Pierre et Vacances, this property offers a profitability of 5.09% Become the owner of this property and benefit during the duration of your lease: No current charges to pay Current co-ownership charges are assumed 100% by your tenant No maintenance of your apartment, it is entirely managed by a technical service. The possibility of saving taxes on rental income thanks to the LMNP Possibility of stays reserved for owners according to the formulas chosen The rent is paid once a year 3945 euros including tax, representing a profitability of 5.09% A large free car park is located at the exit of the residence All the photographs on our site: [www.adnimmoconseil.com](http://www.adnimmoconseil.com) Do not hesitate to inquire / Dorothée Noublanche: 06 34 07 65 47

**Fees and charges :**

