



165 000 €

For sale idéal investisseur

3 rooms

Surface : 46 m²

Year of construction : 1998

Exposition : Sud ouest

View : Jardin

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : Ravalement fait

Features :

double glazing, gated, calm, residential

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

17/05/2025 - Prix T.T.C



Idéal investisseur 120 Mallemort

Rental investment and pleasure This apartment distributed in Duplex is located in the heart of the Domaine du Golf de Pont Royal. It is on lease with Pierre et vacances until November 2024, so you will not have any current charges to pay. It offers two bedrooms, an equipped and fitted kitchen open to the living room as well as a shower room and a bathroom. You can also enjoy two terraces, one of which is on the ground floor. Underground parking space included The annual rent including tax is 9462 euros (8602 excluding tax) i.e. a profitability of more than 5%, + three weeks per year of stays in mid and low season The facades are being repaired. Possibility of LMNP for tax savings on rental income

Fees and charges :

Annual current expenses 3 279 €

Well condominium

33 lots in the condominium 165 000 € fees included

