



# ADN Immo Conseil

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



106 000 €

**For sale idéal investisseur**

**3 rooms**

**Surface : 35 m²**

**Year of construction : 1998**

**Exposition : Nord**

**View : Luberon**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## Idéal investisseur 112 Mallemort

For sale as a Rental Investment, profitability 4%, in the Domaine du Golf de Pont Royal. 2/3 room apartment with Parking under lease. 9-year contract with guaranteed rent, charges include electricity, water, 24/7 security of the Estate as well as its maintenance and are paid in full by the tenant Pierre et vacances. You will be able to declare the income in LMNP and benefit from the depreciation which will allow you to save tax and CSG RDS on the rental income. The apartment is in excellent condition and offers a living room with its equipped kitchen area, opening onto the beautiful covered terrace with a view of the Luberon, two bedrooms, one of which is small with a sleeping area for children, a bathroom, a pitch parking. All the information here: [www.adnimmoconseil.com](http://www.adnimmoconseil.com) 06 34 07 65 47

Fees and charges :

106 000 € fees included

