



# ADN Immo Conseil

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



80 000 €

**For sale apartment**

**3 rooms**

**Surface : 38 m²**

**Year of construction : 1998**

**Exposition : Sud ouest**

**View : Dégagée**

**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 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

16/09/2024 - Prix T.T.C



## Apartment 110 Mallemort

Rental investment on the Domaine du Golf de Pont Royal in Provence This apartment under lease with Pierre et Vacances offers an LMNP investment (save taxes on your rental income) for investors wishing to enjoy their property three weeks a year. The lease currently being renewed offers a rent of 3,081 euros excluding tax per year. You will save on current charges, three weeks of vacation and your apartment will be completely maintained by the manager at no cost to you (apart from co-ownership work which is not current at the moment) The facades have been redone, the view of the Alpilles is simply delicious! The apartment offers two bedrooms, one of which is smaller with bunk beds. Parking space included Pont Royal estate: 30 minutes from Aix en Provence 40 minutes from Avignon 15 minutes from Salon de Provence Airport and TGV 40 to 50 minutes All photos here: [www.adnimmoconseil.com](http://www.adnimmoconseil.com)

**Fees and charges :**

**Annual current expenses 3 528 €**

**Well condominium**

**33 lots in the condominium 80 000 € fees included**

