



# ADN Immo Conseil

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100 000 €

**For sale apartment**

**3 rooms**

**Surface : 35 m<sup>2</sup>**

**Year of construction : 1997**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Document non contractuel

17/09/2024 - Prix T.T.C



## Apartment 118 Mallemort

**INVESTMENT and HOLIDAYS** Apartment type T3 located on the first floor of a residential building la Trevasse in the Domaine de Pont Royal. With a surface area of 35 m<sup>2</sup> with a terrace of 10 m<sup>2</sup> facing South-East, this property offers a breathtaking view of the garden. Equipped with an equipped American kitchen, this comfortable apartment also includes 2 bedrooms, 1 bathroom, 1 toilet and 1 parking space. Double glazing, secure residence, tranquility and swimming pool are among the services offered. Collective heating and hot water, the interior condition of the property is good. Building from 1997, renovating, it consists of 2 floors. A true haven of peace to live or invest. The property is sold with its lease: Guaranteed rent 4591 euros/year profitability 4.59% The charges are paid by Pierre et Vacances and the property is maintained You will have nothing to do except enjoy your vacation for three weeks or more per year depending on the terms offered. In LMNP, you will save taxes on rental income as well as CSG RDS The lease is being renewed for a period of 9 years, i.e. until 2033.

**Fees and charges :**

**Annual current expenses 4 200 €**

