



PIERRE&AZUR

Reventes et transactions

228 000 €

Buying apartment

2 rooms

Surface : 37 m²

Year of construction : 2012

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Amenities :

lift, double glazing, gated, calm, pool

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Legal information

228 000 € fees included

5,56% VAT of fees paid by the buyer (216 000 € without fees), well condominium (70 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 96 Roquebrune-Cap-Martin

Furnished 2-room apartment of 37 m² with a private parking space. Are you looking to make a profitable real estate investment (4.50% net of charges) without the hassle of managing and maintaining it, in a prime location? With the benefits of a second home managed by a professional operator, allowing you to stay at preferential rates and access over a hundred destinations through an exchange program? Indeed, this apartment is leased under a commercial lease by Pierre & Vacances, the European leader in holiday residences, enabling the owner to receive guaranteed rents net of charges, subject to the favorable tax regime for non-professional furnished rentals (LMNP). Recently renovated, this apartment enjoys an exceptional location on the French Riviera, just 150 m from the beaches, with a stunning rooftop swimming pool in the residence. Its layout comfortably accommodates 4 people, with a spacious bedroom featuring a double bed as well...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 279 and 377 € (reference year 2023)
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