

**196 000 €****Buying apartment****2 rooms****Surface : 38 m²****Exposition :** Sud ouest**View :** Jardin**Hot water :** Collective**Features :**

lift, double glazing, pool, Calme, electric shutters, Digicode

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) :** C**Emission of greenhouse gases (ges) :** D

Document non contractuel

11/05/2024 - Prix T.T.C

**Apartment 2285 Antibes**

Exclusive, Antibes - route de Grasse, in a large real estate complex with swimming pool and beautiful green spaces, in a quiet area, for sale 2 rooms of 38 m2 on the ground floor with large terrace of 21 m2. South-west facing, crossing, the apartment is pleasant and absolutely calm. It consists of an entrance with cupboard/laundry room, shower room, separate toilet, bedroom and living room with fitted American kitchen. Hot water and collective heating. Sold with an outdoor parking space and a cellar. Currently rented for 830 euros per month including charges (lease due on 09/14/2026) to very good tenants who are up to date with their payments. Ideal rental investment.

**Fees and charges :**

Annual current expenses 2 400 €

Well condominium

196 000 € fees included

