

Menton Garavan - one bedroom - Terrace - Parking - Cellar



50 m² — 2 rooms — 1 bedroom — 1st floor
Reference : X52093

Usufructuary a couple, Mrs. 83 years old and Mr. 88 years old.

SOLE AGENT in the popular Garavan district, pleasant one bedroom apartment of 49 M² with beautiful terrace of 13 M², parking and cellar. The apartment consists of an entrance, a living room, an equipped kitchen, a bedroom, a bathroom and a individual toilet. Sunny, bright, calm, glimpse of the sea.

BUYING IN BARE OWNERSHIP allows you to acquire the property with a reduction of 27% of its value (market value €250,000). This is the counterpart to the fact that during the dismemberment period you do not receive rent.

Investment oriented towards capitalization, no rental risk. You can also asking for a mortgage to purchase.

The usufructuaries can leave the flat in any moment or until his death.

No tax.

The property tax is the responsibility of the usufructuary and small repairs.

* The bare ownership property does not enter into your real estate assets for the calculation of the tax on La Fortune Immobilière.

* You can deduct from your other property income major repairs carried out on your bare ownership property, even if it is not "fiscally" part of your assets.

* Notary fees are calculated on the amount of bare ownership.

Contribution : 197,500 €

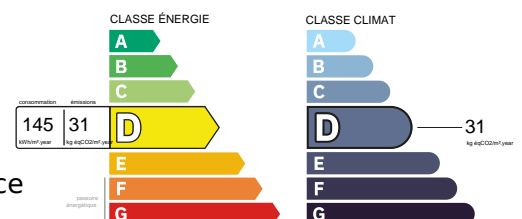


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Not contractual information

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