

MIMIZAN



Property type	Apartment
Typology	1 bedroom
Reference	B 04
Surface	42.31 m ²
Balcony/Terrace	Terrasse 22,49 m ²
Features	underground parking
Purchase scheme	Leaseback (with or without private usage): contact us for terms and conditions
Lease termination	31/10/2024
Management company	NEMEA
Rental income/year	6 927 €
Frequency of payments	quarterly
Service charges/year	705 €
Land tax	577 € (estimation)
Yield	4.50%
Notary fees	4 582 €
Price	138 265 € (fully furnished)
Specificities	Occupation à la carte / Franchise de loyers de 3 mois

Energy grade	Greenhouse gas emission	
≤ 50 A	≤ 5 A	
Price	138 265	
personal investment	Cash payment 0 10% 30%	
additional income following the signature of the deeds/year	6 350	
Average monthly savings during 20 years	283 153 23	
Additional income/pension after repayment of the loan/year	7 671	
Family protection from day 1	Price	138 265
	Additional and index-linked income	6 350

balance funded thanks to a repayment loan of a duration of 20 years and a fixed interest rate of 4%, insurance included
index-linked rents on the basis of 1%/year
Non-contractual document

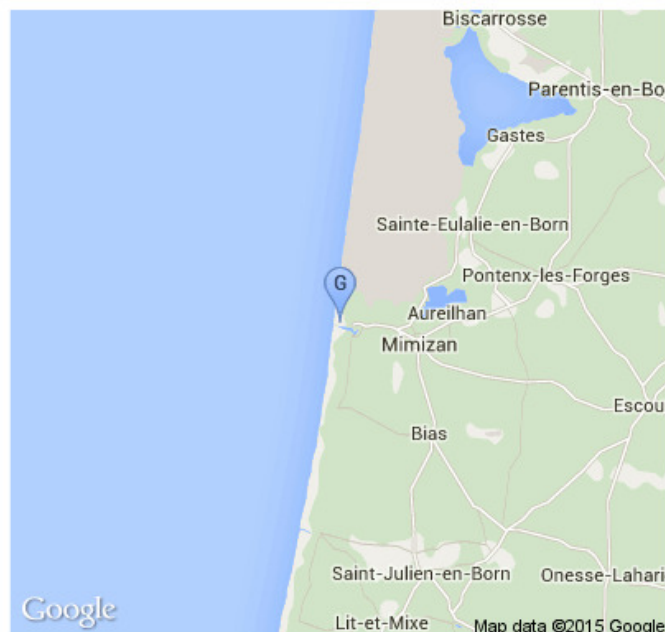
LES BALCONS DES PECHEURS (Tourism)

The residence "Les Balcons des Pêcheurs" stands 50 m away from one of the longest beach of fine sand in France, which faces the Atlantic Ocean, 100 m from downtown and all amenities.

Mimizan is a charming village located in les Landes, in the Saouth West of France. It has been nicknamed "the pearl of the silver coast" and benefit from more than 10 km of beaches.

The residence enjoys two heated swimming pools (outdoor and indoor), a spa center with a sauna, a steam room, a whirlpool and a fitness room.

The apartments are fully equipped and furnished, beautifully decorated and has a terrace to enjoy sunbath.



Steps of the sales process:

- Check the availability of the property: please contact us
- Fill out a pre-booking form
- Put a safety deposit of €3,000 and sign the preliminary sales contract. The sale is submitted to mortgage approval in case you need a loan
- Once you will have received your original set of the contract countersigned by the seller you will enjoy a cooling-off period of 7 days
- In case you need a loan: setting up of the mortgage and signing of the bank's offer
- Signature of the notary deeds
- Your lease starts to run the day after the signature of the notary deeds

For any additional information :

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