

779 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août  
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**For sale apartment**

**3 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Est**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, POOL, CALM, residential, Visitor  
Parking, gated

1 bedroom

2 terraces

2 showers

1 WC

1 parking

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



**Apartment 5072 Mandelieu-la-Napoule**

In a secure residence FOOT IN THE WATER, at the edge of the beaches, facing the BAY OF CANNES, the ISLANDS OF LERINS with swimming pool and tennis, Beautiful 3-ROOM APARTMENT of 80.27 m<sup>2</sup> - sea view Entrance, guest toilet, living room opening onto 2 covered terraces of 16 m<sup>2</sup> and 13.05 m<sup>2</sup>, fitted kitchen, bedroom, 2 shower rooms, Sold with cellar and box in the basement - Air conditioning Note: this apartment has a particularity, that of being composed of 2 lots, formerly a studio and a 2-room apartment recomposed into a single accommodation, possibility of separating them easily for an investor BY DELEGATION OF MANDATE LA NAPOULE AGENCY: Tel: 04.93.49.95.34 email: francinejuan.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 3 600 €

Well condominium

430 lots in the condominium 779 000 € fees included

