

235 000 €

**Contact agency**

**Agence de la Napoule**

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**For sale apartment**

**2 rooms**

**Surface : 38 m²**

**Surface of the living : 27 m²**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

**Features :**

double glazing

1 bedroom

1 shower

1 WC



**Apartment 5357 Mandelieu-la-Napoule**

The NAPOULE AGENCY presents to you exclusively Located in the heart of the charming village of La Napoule, a stone's throw from the famous Château, this atypical 2-room apartment of 38 m² on the 1st floor will seduce you with its privileged location by the sea and the quality of its living environment. In the immediate vicinity: beaches, marina, shops, restaurants and public transport - everyday life all within walking distance in an exceptional environment, in the heart of the Côte d'Azur. Description of the property: A fitted kitchen area opening onto a bright and spacious 27 m² living room A fully equipped kitchen Three comfortable bedrooms A bathroom, a shower room with WC, as well as a separate WC A balcony of 3.40 m² Optional: cellar Small building with 4 apartments. Complete renovation work in progress, with delivery scheduled for June 2025. Fully air-conditioned A great opportunity to acquire a fully refurbished apartment in a rare location. BY DELEGATION OF MANDATE TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be asked to present an identity document. Available by phone, please call for a quick and efficient response. NAPOULE AGENCY: Tel: 04.93.49.95.34 Cécile FREYDIER-KAIRET: Tel 06.83.46.62.43 Francine JUAN - Tel: 06.12.22.98.31 email: info@agencedelanapoule.com website: www.agencedelanapoule.com

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