## 520 000 €

Contact agency Agence Résidence du Port 795, Avenue Général de Gaulle 06210 Mandelieu-la-Napoule +33 (0)4 93 93 48 04 / info@agenceresidenceduport.com

For sale apartment 2 rooms Surface : 54 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup> Year of construction : 1975 Exposition : Sud View : Jardin Hot w ater : Collective Inner condition : GOOD Standing : good standing Building condition : good condition

## Features :

double glazing, gated, CALM, residential, electric blinds, electric shutters, POOL

- 1 bedroom
- 1 terrace
- 1 bathroom
- 1 WC
- 1 garage
- 1 cellar

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

## Document non contractuel



## Apartment 1048 Mandelieu-la-Napoule

At the RÉSIDENCE DU PORT, exceptional residence located on the seafront, feet in the water in Mandelieu la Napoule, close to the famous Golf Old Course and all amenities on foot, enjoying a beach, swimming pool, tennis, park, beautiful 2-room apartment of 70m<sup>2</sup> living space (55m<sup>2</sup> + 15m<sup>2</sup> of closed loggia), enjoying a view of the park and a small sea view of the port in South exposure. It consists of: an entrance, equipped kitchen, living room opening onto the large terrace and onto a closed terrace transformed into a bedroom, bathroom with toilet. Sold with a cellar and a garage. TO VISIT QUICKLY...... To visit JL: 07 53 16 42 76. Fees and charges : Annual current expenses 6 960 € Well condominium 430 lots in the condominium 520 000 € agency fees 5,77% à the responsibility of



the buyer included

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