

456 000 €

Contact agency

Scandimmo

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For sale apartment

3 rooms

Surface : 70 m²

Surface of the living : 34 m²

Year of construction : 2004

Exposition : Plein sud

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Building condition : GOOD

Features :

double glazing, Beach walk, CALM,

Walking distance to shops, lift, without vis-à-vis, POOL

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

18/07/2024 - Prix T.T.C



Apartment 711 Mandelieu-la-Napoule

MANDELIEU LA NAPOULE/MARINA PARC Magnificent 3-room apartment on the 4th floor with elevator and large south-facing terrace not overlooked. Located in the beautiful Marina Parc residence with swimming pool and caretaker on the banks of the Siagne and a stone's throw from amenities and the town center of Mandelieu. Exclusive sale of a beautiful, bright 3-room apartment of 70m² with terrace of 19m² consisting of a spacious living room with equipped open-plan kitchen of 34m² giving access to a large, very sunny terrace in absolute calm, not overlooked, of 2 rooms of 11m² each equipped with cupboards, a bathroom and a separate toilet. The apartment is very well laid out and functional. Cellar and private parking space. The residence is closed and secure with a guard as well as a camera system for better security comfort, it is very well maintained with its beautiful plantations and its swimming pool. The town center of Mandelieu is a 5-minute walk away and you will find all the amenities (supermarket, shopping center, bakery, butcher's shop, etc.) as well as its weekly market with its Provençal scents and the bus station which gives access to large numbers destinations such as access to Nice airport in 25 minutes and Cannes in a few minutes. You will also find a multitude of leisure activities around the residence, a small fitness park, a children's park, jogging along the Siagne river, the renowned Golf Mandelieu Old Course for golf enthusiasts which is located 4km away and access on foot (20 minutes) or by bike



costs without modifying the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). HAI: €23166 (including 20% VAT), or 4.95% of the sale price excluding HAI of €444834 "Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr".

Fees and charges :

Annual current expenses 1 872 €

Well condominium

456 000 € fees included