

195 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août  
06210 Mandelieu-la-Napoule  
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**For sale apartment**

**3 rooms**

**Surface : 54 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Plein sud**

**View : Parc**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**Apartment 5227 Mandelieu-la-Napoule**

4-star tourist residence "Mandelieu Riviera Resort", adjoining the Golf and close to Siagne, 3-room apartment, located on the ground floor on a corner, beautiful terrace offering a clear view of the greenery and the Golf. The apartment, sold furnished, includes an entrance with cupboard, a living room with fitted kitchen, two bedrooms with cupboard, a bathroom, a shower room and a separate toilet. Private parking in the basement. Heating, air conditioning and cold water included in the charges. 800 m from the beaches of Mandelieu. Swimming pool, tennis, bars, restaurant, games for children and SPA within the Domaine. Good annual rental income. Only for personal or rental seasonal occupation, no year-round occupation. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be required to present an identity document. NAPOULE AGENCY/ 04 93 49 95 34 Cécile FREYDIER-KAIRET (EI): 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 3 840 €

Well condominium

287 lots in the condominium 195 000 € fees included

