

165 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août  
06210 Mandelieu-la-Napoule  
+33 (0)4 93 49 95 34 /  
agencedelanapoule@wanadoo.fr

**For sale apartment**

**3 rooms**

**Surface : 49 m<sup>2</sup>**

**Surface of the living : 14 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment 5256 Mandelieu-la-Napoule**

EXCLUSIVE AGENCE DE LA NAPOULE - COTE D'AZUR - CANNES 5 km In a tourist residence "Mandelieu Riviera Resort", adjoining the "Old Course" Golf course, bright 3-room apartment, located on the ground floor on a corner, beautiful terrace offering a clear view of the garden. 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 Pullman Casino and the beaches of Mandelieu. Swimming pool, tennis, bowling alleys, bars, restaurant, children's games and SPA within the Domaine. Seasonal occupancy only, rented by the week, under lease until September 2024 with GOELIA rental manager Cécile FREYDIER: 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 3 720 €

Well condominium

287 lots in the condominium 165 000 € fees included

