

369 000 €

**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 : 48 m²**

**Surface of the living : 19 m²**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

**Features :**

double glazing

2 bedroom

1 terrace

2 showers

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 3-room apartment of 48 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 19 m² living room Two bedrooms A modern bathroom with WC A bathroom A 6 m² balcony A 5 m² terrace Optional: cellar at an additional cost of €15,000 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 renovated apartment in a prime location. Public parking is available nearby. 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

Document non contractuel



RESIDENCE	
App premier étage	
3 PIECES	
48 M2	
Cuisine/Salon	19m2
Chambre 1	8m2
Chambre 2	8m2
SdB	2.6m2
Sdb avec baignoire	5m2
dégarrement	7m2
Balcon	3.4m2

