

750 000 €

**Contact agency**

**Prestige by Lombard Immobilier**

14 impasse Paul Fort

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**For sale apartment**

**3 rooms**

**Surface : 98 m<sup>2</sup>**

**Year of construction : 2018**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : prestige**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, POOL

2 bedroom

1 terrace

2 showers

2 WC

2 garage

**Energy class (dpe) : A**

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



## Apartment 1108 Saint-Raphaël

Discover this exceptional 98 m<sup>2</sup> apartment, located in a secure and quiet residence, a stone's throw from the Valescure Golf Course and shops. Highlights: - Large terrace of 48m<sup>2</sup> facing due south, not overlooked - Bright living room with semi-equipped open kitchen - 18m<sup>2</sup> mezzanine, ideal for an office or relaxation area - 2 bedrooms, one with access to a private 40m<sup>2</sup> garden - 2 modern bathrooms and separate WC - Secure residence in a privileged setting A few minutes from the beaches of Agay, close to main roads and amenities. Rare opportunity! Ideal main residence, secondary residence or rental investment. Contact us now to arrange a visit and discover this exceptional property! Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

Annual current expenses 2 431 €

Well condominium

750 000 € fees included

Document non contractuel

