

1 145 000 €

**Contact agency**

**Agence de la Napoule**

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**For sale apartment**

**4 rooms**

**Surface : 100 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Est**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, POOL, CALM, residential, electric  
blinds, electric shutters, gated

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**Apartment 5317 Mandelieu-la-Napoule**

AGENCE DE LA NAPOULE offers you an exceptional property for sale. In a secure &quot;Waterfront&quot; residence benefiting from a magnificent wooded and green park, decorated with a swimming pool, tennis courts, a restaurant & snack area, direct and private beach access, close to the Port, the Old Course golf course, the Château de La Napoule and all amenities on foot. Discover this magnificent 4-room apartment on the fourth floor with a surface area of 110.68 m<sup>2</sup> (100.68 m<sup>2</sup> + closed loggia of 10 m<sup>2</sup>). This property consists of a large welcoming entrance of 18 m<sup>2</sup>, a bright living/dining room of 33 m<sup>2</sup> with a view of the Park, a fitted kitchen opening onto a south-facing terrace of 18 m<sup>2</sup>, a master bedroom of 12 m<sup>2</sup> with its shower room and toilet, second bedroom of 10 m<sup>2</sup>, both opening onto a closed loggia facing north offering a view of the sea and the Bay of Cannes, bathroom, office of 7 m<sup>2</sup>, guest toilet, numerous cupboards. To complete this set, a cellar and an underground parking space are included. A dream place to live for a unique residential experience guaranteeing absolute tranquility in a peaceful environment. 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 Francine JUAN: 06 12 22 98 31 email: info@agencedelanapoule.com website: [www.agencedelanapoule.com](http://www.agencedelanapoule.com)

