

795 000 €

**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**

**4 rooms**

**Surface : 118 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Year of construction :**

**Exposition : sud ouest**

**View : dégagée**

**Hot water : Individuelle**

**Inner condition : to renovate**

**Standing : residential**

**Building condition : GOOD**

**Features :**

POOL, Electrical components.,  
CARETAKER, POOL, CALM, residential,  
electric blinds

3 bedroom

2 terraces

1 bathroom

1 shower

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment 5211 Mandelieu-la-Napoule**

In gated residence with caretaker and swimming pool, close to shops, sea, beaches, Port AGENCE DE LA NAPOULE offers you a 4-ROOM APARTMENT-VILLA of 117 m<sup>2</sup> located on the heights of the village of LA NAPOULE, Consisting of: an entrance, living/dining room opening onto a very large South/West terrace, independent fitted kitchen, guest toilet, storage room, night corridor leading to a Master Bedroom with its bathroom/shower/ wc, 2 bedrooms with cupboards, bathroom. All rooms open onto a sunny terrace, open view & Estérel. Work required, except the bathrooms. This property is sold with a cellar and a closed garage. For any information, please contact us: NAPOULE AGENCY: Tel: 04.93.49.95.34 Francine JUAN - Tel: 06.12.22.98.31 Christian JUAN - Tel: 06.09.54.00.66 email:agencedelanapoule@wanadoo.fr website:

www.agencedelanapoule.com

Fees and charges :

Annual current expenses 4 140 €

Well condominium

795 000 € fees included

