

150 000 €

Contact agency

Scandimmo

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For sale apartment

1 room

Surface : 26 m<sup>2</sup>

Exposition : Nord est

View : Citadine

Hot water : Collective

Inner condition : GOOD

Building condition : GOOD

Features :

CALM, Walking distance to shops, lift,  
POOL, AIR CONDITIONING

1 terrace

1 bathroom

1 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

27/01/2025 - Prix T.T.C



## Apartment 821 Mandelieu-la-Napoule

MANDELIEU LA NAPOULE - APARTMENT IN RESIDENCE WITH SWIMMING POOL CLOSE TO THE BEACHES AND THE GOLF COURSE Very pleasant studio / 1 bedroom apartment located on the 7th floor in residence " les Golfeurs", with proximity to beaches, golf, shops and restaurants. The apartment has a beautiful surface area of 26m<sup>2</sup> with a deep terrace of 8m<sup>2</sup> facing north-east, ideal as a pied-à-terre, a second home, or a rental investment. It is composed of an entrance hall, a shower room with toilet, a large, semi-separate room with its living room/bedroom area and its kitchen and dining area. The apartment is in good condition and no work is required. The residence offers a beautiful lagoon-shaped swimming pool nestled in a magnificent landscaped garden as well as 2 tennis courts. There are plenty of free parking spaces around the residence, as well as a bicycle storage area. The residence is located in a very quiet residential area with access to the port and beaches of La Napoule in approximately 15 minutes on foot, shops and supermarket 2 minutes on foot. The famous Old Course Golf Course is located right next to the residence. "Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)". The agency fees representing here 4,76% of the final sale price, are included in the price and are payable by the buyer, which reduces their taxable base for acquisition costs without modifying the purchase price (it would have been the same with fees



150 000 € fees included