

330 000 €

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

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**For sale apartment**

**1 room**

**Surface : 31 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Nord ouest**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Standing : very good quality**

**Building condition : good condition**

**Features :**

lift, double glazing, gated, CALM,  
residential, POOL

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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



### Apartment 1042 Mandelieu-la-Napoule

At the "RESIDENCE DU PORT", exceptional residence located on the seafront, right on the water in Mandelieu la Napoule, close to a famous golf course and all amenities on foot, enjoying a beach, swimming pool, tennis, park, beautiful studio of 44 m<sup>2</sup> living space (32 m<sup>2</sup> carrez + 12m<sup>2</sup> closed loggia). It consists of an entrance with cupboard, a shower room with toilet, American equipped kitchen area, a living room opening onto a closed loggia facing North / East benefiting from a beautiful sea view on the beach. Sold with a cellar and parking. TO SEE QUICKLY ..... To visit J.Louis: 07 5316 42 76

Fees and charges :

Annual current expenses 2 328 €

Well condominium

430 lots in the condominium 330 000 € agency fees 5,45% à the responsibility of the buyer included

Document non contractuel

