

350 000 €

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

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**For sale apartment**

**1 room**

**Surface : 33 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Est**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**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) : D**

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



**Apartment 1030 Mandelieu-la-Napoule**

At the "RESIDENCE DU PORT", an exceptional residence located on the waterfront in MANDELIEU LA NAPOULE, close to the famous Golf Old Course and all amenities on foot, enjoying a beach, swimming pool, tennis, park, superb studio to refresh with 46 m<sup>2</sup> of living space (33 m<sup>2</sup> Carrez + 13 m<sup>2</sup> closed loggia) . It consists of: an entrance + library, bathroom with toilet, sleeping area, fitted American kitchen, living room opening onto a closed east-facing loggia enjoying a beautiful sea view , sold with a cellar and parking. TO DISCOVER QUICKLY..... To visit JL: 07 53 16 42 76

Fees and charges :

Annual current expenses 2 400 €

Well condominium

430 lots in the condominium 350 000 € agency fees 5,71% à the responsibility of the buyer included

Condo : current procedure

Document non contractuel

