

1 590 000 €

Contact agency

Orion Immobilier

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For sale house

9 rooms

Surface : 201 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 2002

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, AIR CONDITIONING, ALARM,

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, CALM

3 bedroom

3 showers

4 WC

1 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/04/2025 - Prix T.T.C



## House 2541 Mandelieu-la-Napoule

Magnificent detached house of over 200m<sup>2</sup>, located in a quiet and pleasant area, with a sea view and overlooking the town of Mandelieu-la-Napoule. The house, built in 2002, has an excellent level of comfort and infrastructure. The good condition of the interior reflects the attention paid to its maintenance. The main house has a bright and spacious double living room of 47m<sup>2</sup> facing south, an equipped American kitchen, three bedrooms, two shower rooms, three toilets. It is equipped with reversible air conditioning heating and an electric hot water system. She also has a completely independent two-room apartment. Its 1445m<sup>2</sup> garden has a swimming pool and a jacuzzi, ideal for sunny swims. Other notable assets: an alarm for your safety, a bedroom on one level for accessibility, double glazing for optimal insulation, a functional laundry room and an automatic gate. The house also has a garage and 4 parking spaces. An exceptional property to seize!

Fees and charges :

1 590 000 € fees included

