

949 000 €

Contact agency

Orion Immobilier

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For sale house

8 rooms

Surface : 170 m²

Surface of the living : 30 m²

Surface of the land : 1048 m²

Exposition : Sud est

View : Mer panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

AIR CONDITIONING, ALARM, double glazing, Laundry room, Automatic gate, CALM, Ground swimming pool

5 bedroom

3 terraces

3 showers

3 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

17/08/2024 - Prix T.T.C



## House 2498 Mandelieu-la-Napoule

House with Sea View. House located in the heights of Mandelieu with a beautiful city and sea view, which extends from the Gulf of La Napoule to the distant foothills of the Alps. It mainly faces east - south, is 10 minutes from small shops and very close to exits 40 and 41 of the A8 motorway. The house has been renovated and benefits from new, quality equipment. House surface area: 170 m² of living space and 220 m² of floor space. The land has a surface area of 1,048 m² with fruit and ornamental trees. It is made up of 3 levels: - A full basement with garage, a multipurpose room with bathroom, crawl space. - A ground floor with entrance, living room with fireplace, dining room, equipped kitchen, 3 bedrooms, bathroom, separate WC. - One floor with 2 bedrooms, bathroom, separate WC, Tropezian terrace and a library, storage, games or other room. - 3 terraces: south-east of 70m², north-east of 18.50m² and roof terrace of 13m². - 2 outdoor parking spaces. - Double-glazed windows and French doors. - Reversible air conditioning + auxiliary radiators. - Fiber Internet. - Possibility of creating a swimming pool. - DPE: Energy consumption: D GHG emissions: C - Property tax for 2023: €1,810.

Fees and charges :

949 000 € fees included

