

Price on request

Contact agency
L'Opportunité Immobilière

8 avenue Marie France

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For sale apartment

2 rooms

Surface : 27 m²

Year of construction : 1989

Exposition : Ouest

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

double glazing, gated, CALM, residential,
POOL, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Apartment 112 Agay

Rade District – Charming Renovated 1-Bedroom Apartment with Terrace Located on the 2nd floor at the end of the corridor, this lovely 1-bedroom apartment of 27.60 m² features high-quality renovations with elegant finishes, enjoys a west-facing exposure, and is ideally situated just steps from the wave pool, the beach, and Belvédère Square. You'll be charmed by its peaceful, green surroundings, offering a pleasant view of the gardens. The living area opens onto a 7.5 m² terrace, perfect for enjoying sunny breakfasts, sharing drinks with friends, or simply embracing the Mediterranean lifestyle. A true turnkey haven, ideal as a pied-à-terre on the French Riviera, a successful rental investment, or a holiday retreat centered on relaxation. Management-free – perfect pied-à-terre or rental investment. An exceptional estate between the sea and the Esterel mountains – 5 swimming pools – 1 golf course – tennis and padel courts, shops and restaurants. Charges include water and electricity (thanks to individual submeters, you pay according to your actual consumption, following a preliminary estimate). They also cover building maintenance, including associated contracts (elevator, fire extinguishers, cleaning, general upkeep...) as well as the property management fees. But that's not all! The charges also cover the maintenance of the estate: • the events program (from April to November, 9 a.m. to 11 p.m., for all ages), • maintenance of roads, public lighting, green spaces (210 hectares!), the 5 swimming pools, the golf



applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 964 €

Well condominium

131 lots in the condominium

