

**235 000 €**

**Contact agency**  
**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / [info@lopportunite-immobiliere.com](mailto:info@lopportunite-immobiliere.com)

**For sale apartment**

**2 rooms**

**Year of construction :** 1989

**Exposition :** Sud

**View :** Mer

**Hot water :** Collective

**Inner condition :** GOOD

**Standing :** prestige

**Building condition :** GOOD

**Features :**

double glazing, gated, residential, POOL, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Document non contractuel



### Apartment 112 Agay

In the heart of the village – 2 rooms with terrace, sea view and swimming pools with a parking space – Central Square, Cap Estérel, Agay Prime location! Located in the heart of the famous village of Cap Estérel in Agay, on the central square, this charming 27 m<sup>2</sup> 2-room apartment combines comfort, stunning sea views, and direct access to all amenities. The apartment consists of a bright living room with fitted kitchen, a bedroom, a bathroom, a separate toilet, as well as a south-facing terrace with sea and swimming pool views. Within the secure Cap Estérel estate, you will enjoy an exceptional living environment between the sea and the Estérel massif, with a wide range of activities: Swimming pools, golf, tennis, padel, shops, restaurants, entertainment... and access to the beach on foot or by little train. Free of management - An ideal property for a pied-à-terre in the sun or a quality rental investment. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also cover the maintenance of the building, including the various related contracts (elevator, fire extinguishers, cleaning, general maintenance, etc.) as well as the management contract. But that's not all! The charges also include the maintenance of the estate: • the entertainment program (from April to November, from 9 a.m. to 11 p.m., for young and old), • maintenance of roads, public lighting, green spaces (210 hectares), 5 swimming pools, golf course...



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

**Fees and charges :**  
[www.annoncefrance.immo](http://www.annoncefrance.immo)

Annual current expenses 4 140 €

Well condominium

120 lots in the condominium 235 000 € fees included

