

139 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août

06210 Mandelieu-la-Napoule

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agencedelanapoule@wanadoo.fr

**For sale apartment**

**2 rooms**

**Surface : 38 m²**

**Surface of the living : 21 m²**

**Year of construction : 2007**

**Exposition : Est**

**View : LAC**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**Apartment 5301 Mandelieu-la-Napoule**

EXCLUSIVE TO THE NAPOULE AGENCY Within the \*\*\*\* Mandelieu Riviera Resort hotel estate, close to the "Old Course" golf course and the Siagne, this 2-room apartment, located on the 1st floor, has a beautiful east-facing terrace, offering a clear view of the estate's lake. The apartment, sold furnished, includes an entrance hall with closet, a living room with fitted kitchen, a bedroom with closet, a bathroom, a separate toilet, private parking in the basement. Heating, air conditioning and cold water included in the charges. Beautiful environment with swimming pool, tennis, children's games and SPA within the Estate. Under rental management with GOELIA until October 2028 - guaranteed income: €6,000 per year Available by phone, call for a quick and efficient response. Cécile FREYDIER- KAIRET: 06 83 46 62 43 or 04.93.49.95.34 email:

cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 4 200 €

Well condominium

287 lots in the condominium 139 000 € fees included

