

**318 000 €**

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août

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**For sale apartment**

**2 rooms**

**Surface : 42 m²**

**Surface of the living : 15 m²**

**Year of construction : 1982**

**Exposition : Nord ouest**

**View : Port de Cannes Marina**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, POOL, CALM, residential, electric blinds, electric shutters, Visitor Parking, gated

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment 5376 Mandelieu-la-Napoule**

AGENCE DE LA NAPOULE offers you EXCLUSIVELY this beautiful 2-room apartment of 42 m², with a 16 m² balcony. Located in a gated, secure and guarded residence with two swimming pools, this apartment benefits from a privileged location facing the prestigious "Old Course" golf course and the Cannes Marina port, just a few minutes' walk from the beaches and shops. It consists of: An entrance, A bright living room opening onto a terrace/loggia with a superb view of the Marina, A modern and equipped kitchen, A west-facing bedroom, A shower room, Guest toilet, Several storage cupboards. You will also have underground parking as well as a cellar fitted with quality wooden storage. The services are top of the range: Venetian stucco, granite worktop, air conditioning, satellite installation and fiber optic internet connection. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be asked to present an identity document. For any information, please contact us: NAPOULE AGENCY: Tel: 04.93.49.95.34 Francine JUAN - Tel: 06.12.22.98.31 email: info@agencedelanapoule.com website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 2 424 €

Well condominium

