

Price on request

Contact agency

Agence de la Napoule

244 et 261, Avenue du 23 Août

06210 Mandelieu-la-Napoule

+33 (0)4 93 49 95 34 /

agencedelanapoule@wanadoo.fr

For sale apartment

2 rooms

Surface : 37 m²

Surface of the living : 19 m²

Year of construction : 2007

Exposition : Sud est

View : LAC

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



Apartment 5344 Mandelieu-la-Napoule

EXCLUSIVE OFFER! Within the "MANDELIEU RIVIERA RESORT" holiday residence Close to the Old Course Golf and the Siagne River, this furnished 2-room apartment, located on the 1st floor with elevator, features a lovely southeast-facing terrace with panoramic views of the estate's private lake. Layout includes: entrance with closet, a living room with fully equipped kitchen, a bedroom, a bathroom, a storage room, a separate toilet, and a private underground parking space. Swimming pool, tennis courts, snack bar, children's playground, and spa within the estate. Utilities include cold water, heating, and air conditioning. Just 800 m from the Pullman Casino, restaurants, and beaches. Current lease for rental management with GOELIA: RENTAL INCOME of €5,400 per year NO YEAR-ROUND OCCUPANCY, NOT A PRIMARY RESIDENCE Available by phone—please 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 2 640 €

Well condominium

287 lots in the condominium

