

149 000 €

**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 : 38 m²**

**Surface of the living : 20 m²**

**Year of construction : 2007**

**Exposition : Nord ouest**

**View : LAC**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**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) : C**

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

Document non contractuel



**Apartment 5242 Mandelieu-la-Napoule**

EXCLUSIVE AGENCE DE LA NAPOULE In a 4-star tourist residence , close to the Golf and Siagne, this 2-room apartment, located on the top floor , has a beautiful terrace offering a clear view of the estate's lake. The apartment, sold furnished and fully equipped , includes an entrance with cupboard, a living room with fitted kitchen, a bedroom with cupboard, a bathroom, a separate toilet, a storage room, private parking in the basement. Reversible air conditioning and cold water included in the charges. 800 m from the Pullman Casino and the beaches Swimming pool, tennis, bars, restaurants, games for children and SPA within the Estate. No year-round occupancy, current lease with GOELIA which manages seasonal rentals until September 30, 2024. Nice base for your vacation. NAPOULE AGENCY: 04 93 49 95 34 Cécile FREYDIER- KAIRET: 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website:

www.agencedelanapoule.com

Fees and charges :

Annual current expenses 2 400 €

Well condominium

287 lots in the condominium 149 000 € fees included

