

**583 000 €**

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

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**For sale apartment**

**2 rooms**

**Surface : 62 m²**

**Surface of the living : 19 m²**

**Year of construction : 1975**

**Exposition : Sud et Ouest**

**View : Mer latérale gauche**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Standing : good standing**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**Apartment 1057 Mandelieu-la-Napoule**

EXCLUSIVELY at the RÉSIDENCE DU PORT, exceptional residence located on the seafront, waterfront in Mandelieu la Napoule, close to the famous Old Course Golf Course and all amenities on foot, benefiting from a beach, swimming pool, tennis court, park. RARE superb 2-room apartment to renovate with 62m² of living space (50m² carrez + 12m² of closed loggia to the South enjoying a left side sea view) + 14.5m² of terrace facing West . It consists of an entrance with cupboard, fitted kitchen, 1 living room and 1 dining room in the closed loggia, 1 bedroom, 1 bathroom, 1 separate toilet, sold with a cellar and a garage. TO DISCOVER QUICKLY..... to visit JL: 07 53 16 42 76

**Fees and charges :**

Annual current expenses 4 020 €

Well condominium

430 lots in the condominium 583 000 € agency fees 5,66% à the responsibility of the buyer included

