

**Price on request**

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

06210 Mandelieu-la-Napoule

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info@agenceresidenceduport.com

**For sale apartment**

**2 rooms**

**Surface : 71 m²**

**Surface of the living : 36 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : very good quality**

**Building condition : GOOD**

**Features :**

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

1 bedroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Apartment 1073 Mandelieu-la-Napoule

At RÉSIDENCE DU PORT, an exceptional residence located right on the beachfront in Mandelieu la Napoule, just steps from all amenities, featuring a beach, swimming pool, tennis courts, and park, a stunning 2-room apartment of 72 m² (Carrez law) in perfect condition. It includes: an entrance, a fully equipped kitchen, a living room with a closed loggia, enjoying a beautiful south-facing sea view, 1 bedroom, 1 bathroom with toilet, plus 1 cellar and 1 garage. A MUST SEE... To visit, contact J.L.: 07 53 16 42 76

**Fees and charges :**

Annual current expenses 4 056 €

Well condominium

430 lots in the condominium

