

**249 500 €**

**Contact agency**

**Webcam Immobilier**

14, Avenue des Broussailles

06400 Cannes

+33 (0)4 93 39 11 68 /

info@webcamimmobilier.com

**For sale apartment**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1991**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



### Apartment 1838 Saint-Raphaël

2 Rooms - Le Hameau - CAP ESTEREL – Garden level - parking space Are you dreaming of a pied-à-terre just a stone's throw from the sea, nestled in a green and peaceful setting? Magnificent 2-room apartment with a wide layout, located on the ground floor, with a breathtaking view: sea side on one side, garden side on the other and the Roches Rouges. The apartment has been tastefully renovated, in a modern and warm style. The living room with open kitchen opens onto a large double terrace, ideal for breakfasts in the sun or aperitifs at dusk. There's a separate toilet, a comfortable bathroom, and a large, bright, air-conditioned bedroom with direct access to the terrace. The windows are equipped with electric shutters for optimal comfort in both summer and winter. A private parking space completes the property. A rare property, combining comfort, location and elegance, perfect for a second home or rental investment. For any further information or to arrange a visit, contact Sonia at 07 81 23 55 38. "Information on the risks to which this property is exposed is available on the website <https://www.georisques.gouv.fr>"

**Fees and charges :**

Annual current expenses 3 660 €

Well condominium

111 lots in the condominium 249 500 € fees included

