235 000 €

For sale apartment

2 rooms

Surface : 35 m²

Year of construction : 1989

Exposition : Est

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel
01/07/2025 - Prix T.T.C

Apartment 134 Saint-Raphaël

Neighborhood - Rue des jardins - 2 rooms on the ground floor with parking space Agay, in the beautiful village of Cap Esterel, nestled between the sea and the Esterel Mountains. A great opportunity to seize this unique 2-room ground floor apartment of 35.13 m² (Carrez law) + 7.8 m² terrace with the use of a small garden, offering a superb panoramic view of the sea and the estate. Quiet location in the village with easy access. Air-conditioned. Free of management - ideal as a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel - 5 swimming pools - 1 golf course - tennis and padel, shops and restaurants. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a forecast estimate). They also cover building maintenance, including the various related contracts (elevator, fire extinguishers, cleaning, general maintenance, etc.) as well as the management contract. But that's not all! The charges also include the upkeep of the property: • the entertainment program (from April to November, from 9 a.m. to 11 p.m., for young and old), • maintenance of roads, public lighting, green spaces (210 hectares!), 5 swimming pools, golf course, • 365 days/365 days security service, • and the little train that connects the village to the D-Day landing beach, with stops at the hamlet – a real touch of local charm. In short: a complete, well-maintained, secure and lively living environment – where all you have to do is put