

## Price on request

**Contact agency**  
**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

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### For sale apartment

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1990**

**Exposition : Est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : GOOD**

**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



## Apartment 112 Saint-Raphaël

For Sale – 2-Room Apartment with Terrace and Parking in Cap Esterel Hameau Neighborhood – Agay Located in the stunning Cap Esterel estate, nestled between the Mediterranean Sea and the Esterel mountains, this charming 2-room apartment of 27.21 m² with a 7.73 m² terrace offers an idyllic living environment.. Set in the quiet Hameau neighborhood, this wonderful opportunity will captivate you with its panoramic views of the estate's landscapes. The apartment is easily accessible, and includes a dedicated parking space in the covered garage. It consists of a living room with an open kitchen, a bedroom, a shower room, separate toilets, and a pleasant East-facing terrace, perfect for relaxing outdoors. The Cap Esterel estate offers a full range of leisure activities and services: swimming pools, golf, tennis, restaurants, shops, entertainment, and various activities. The beaches are within walking distance or accessible by the charming little tourist train. An ideal property for a second home or as a rental investment, right in the heart of a privileged setting. The fees include water and electricity (thanks to individual submeters, you pay according to your actual consumption, after a forecast estimate). They also cover building maintenance, including related contracts (fire extinguishers, cleaning, general upkeep...) as well as the management fees. But that's not all! The charges also cover the upkeep of the estate itself – the entertainment program (from April to November, 9 am to 11



based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Well condominium

97 lots in the condominium

