

Price on request

Contact agency

L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@opportunit-
immobiliere.com

For sale apartment

2 rooms

Surface : 27 m²

Year of construction : 1989

Exposition : Sud

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) : F

Emission of greenhouse gases (ges) : C

Document non contractuel



Apartment 112 Saint-Raphaël

GROUND FLOOR 2-ROOM APARTMENT WITH LARGE TERRACE AND PARKING – RUE DES JARDINS In the sought-after Rue des Jardins neighborhood, discover this charming 2-room fan-layout apartment on the garden level, offering a pleasant sea view. The apartment features a large south-facing terrace, perfect for soaking up the sun, enjoying outdoor meals, or relaxing in peace. Inside, you'll find a bright living room with a fitted kitchen, a bedroom opening onto the terrace, a bathroom, and separate toilets. A private parking space completes this property. Located in the coveted Cap Estérel estate, nestled between the sea and the Estérel mountains, the site offers an exceptional living environment: 5 swimming pools, golf, tennis, padel, shops, and restaurants. The apartment is management-free, ideal as a pied-à-terre or for rental investment. The fees include water and electricity (thanks to individual submeters, you pay according to your actual consumption after a preliminary estimate). They also cover building maintenance, including various related contracts (fire extinguishers, cleaning, general upkeep...) as well as the property management contract. But that's not all! The fees also cover estate maintenance: • the activity program (from April to November, 9 a.m. to 11 p.m., for all ages), • upkeep of roads, public lighting, green spaces (210 hectares!), the 5 swimming pools, and the golf course, • security service 365 days a year... and the little train that connects the village to Débarquement



fees and charges :

Annual current expenses 3 240 €

Well condominium

182 lots in the condominium

www.annoncefrance.immo