

266 000 €

Contact agency
L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

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

For sale apartment

2 rooms

Surface : 27 m²

Year of construction : 1989

Exposition : Sud

View : 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

Rue des Jardins district - 2 rooms with a large terrace and a parking space
Located on the second floor, at the end of the corridor, this air-conditioned 2-room fan-shaped apartment combines comfort, elegance and a breathtaking panorama. Its large, welcoming, and light-filled terrace invites you to dream, share, or simply admire. A perfect setting for lovers of the sea and the exceptional. The bedroom opens onto the terrace. The bathroom and toilet are separate. The property has a parking space, and this condominium also includes owner's premises and a bicycle storage room. Freehold property - ideal for a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel mountains - 5 swimming pools - 1 golf course - tennis and padel courts, shops and restaurants. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also cover the maintenance of the building, 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 maintenance of the estate: • 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 which connects the village to the Landing



information on request).

Fees and charges :

Annual current expenses 3 936 €

Well condominium

182 lots in the condominium 266 000 € fees included