

Price on request

Contact agency

Villa Francia Immobilier

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-

immobilier.com

For sale apartment

2 rooms

Surface : 25 m²

Year of construction : 1989

Exposition : Sud est

View : Mer panoramique

Hot w ater : Collective

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

double glazing, gated, CALM, residential,

POOL, Visitor Parking

2 bedroom

1 terrace

1 show er

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



Apartment 2 Agay

RARE - RUE DES JARDINS - Quiet Location Beautiful 2-room apartment with mezzanine, ideally located! Discover this exceptional 2-room apartment of 26 m² boasting an incredible sea view and a 13 m² terrace, featuring a mezzanine bedroom and offering a total of 7 sleeping places. Fully renovated with high-quality materials, this apartment perfectly combines modern comfort with Mediterranean charm. It is sold fully furnished, ready to welcome your dream vacation. Situated in an exclusive estate, nestled between the turquoise sea and the Estérel Mountains, in Agay in the Var region, this apartment enjoys a stunning setting. You can take advantage of 5 swimming pools, a beautiful golf course, restaurants, shops, tennis courts, and a wide range of activities for the whole family. All just a few steps from the beach! Whether you're looking for a holiday getaway or a prime rental investment, don't miss this unique opportunity to own a pied-à-terre in a sought-after location. This apartment offers modernity, comfort, and a privileged setting for unforgettable moments under the sun! The fees include water and electricity (measured with individual submeters, so you pay based on your actual consumption, after an estimated budget). They also cover the building's maintenance, including various related contracts (elevator, fire extinguishers, cleaning, general upkeep...) as well as the management fees. But that's not all!

The fees also cover the upkeep of the estate: the activity program (from April to



website <https://www.georisques.gouv.fr>. This property is distributed 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 :

Annual current expenses 2 736 €

Well condominium

182 lots in the condominium