

## Price on request

### Contact agency

Agence de la Napoule

244 Avenue du 23 Août

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### For sale apartment

3 rooms

Surface : 96 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Year of construction : 1982

Exposition : Sud est

View : Aperçu mer

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

lift, POOL, CALM, residential, electric shutters, Visitor Parking, gated

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



## Apartment Mandelieu-la-Napoule

EXCLUSIVE & UNIQUE OPPORTUNITY – L'AGENCE DE LA NAPOULE Beautiful 3-Room Apartment – 96 m<sup>2</sup> – High Floor – Premium Features Be captivated by this exceptional apartment, fully renovated using high-quality materials and meticulous finishes. Ideally located in a gated and secure residence with two swimming pools, overlooking the prestigious Cannes-Mandelieu Golf Course and the private Cannes Marina. A prime location, just steps away from shops, beaches, restaurants, amenities, and the charming village of La Napoule with its iconic castle. Description: Welcoming entrance Separate, fully equipped kitchen Spacious, bright living room of 30 m<sup>2</sup> opening onto a South/East-facing terrace with stunning views of the golf course Master suite of 26 m<sup>2</sup> featuring a private sitting area, shower room, WC, and closets, opening onto a North/West-facing balcony overlooking the Marina Second bedroom of 20 m<sup>2</sup> with bathroom and WC, also overlooking the Marina Additional spaces: Underground garage of 35 m<sup>2</sup> Cellar of 10 m<sup>2</sup> Furnished sale possible – furniture of very high quality, tastefully selected. Property highlights: Exceptional property, no renovation needed Highly sought-after location Rare features on the market Price: non-negotiable A must-see – Love at first sight guaranteed! Treat yourself to a unique lifestyle combining luxury, comfort, and tranquility on the French Riviera. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, an identification document will be required to

