

## Price on request

### Contact agency

#### Agence de la Napoule

244 et 261, Avenue du 23 Août

06210 Mandelieu-la-Napoule

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agencedelanapoule@wanadoo.fr

### For sale apartment

4 rooms

Surface : 122 m²

Surface of the living : 30 m²

Exposition : Est

View : Panoramique et mer

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, POOL, CALM, armored door, residential, electric blinds, electric shutters, Visitor Parking, gated

2 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## Apartment 5390 Mandelieu-la-Napoule

EXCEPTIONAL APARTMENT – ROOFTOP VILLA PANORAMIC SEA VIEW, situated in a secure residence with a concierge and a swimming pool, this unique property enjoys a prime location just steps from the center of La Napoule village, its harbor, beaches, restaurants, and shops. A rare find with generous space, located on the top floor, this 3-bedroom apartment offers 122 m² of living space extended by a stunning 162 m² terrace beautifully planted and shaded, as well as a 61 m² circular balcony, allowing you to enjoy exceptional outdoor areas all year round. The apartment comprises: A vestibule and a spacious entrance, a bright double living room opening onto the south-facing terrace and the southwest balcony, an independent equipped kitchen with access to the large terrace, Two large bedrooms, one with a study area, a bathroom with WC, a shower room with WC, a dressing room, and guest toilets. An ideal setting between sea, mountains, and nature. Additional features: A garden shed, an indoor parking space, a cellar. Optional: Underground closed garage: €38,500 (agency fees included) TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, identification will be required for arranging any visits. For all inquiries, please contact us: AGENCE DE LA NAPOULE: Tel: 04.93.49.95.34 Francine JUAN - Tel: 06.12.22.98.31 Cécile FREYDIER-KAIRET - Tel: 06.83.46.62.43 email: info@agencedelanapoule.com website: www.agencedelanapoule.com

