

**1 060 000 €**

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

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**For sale apartment**

**3 rooms**

**Surface : 76 m²**

**Surface of the living : 24 m²**

**Year of construction : 1975**

**Exposition : Sud et ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : good condition**

**Standing : Very good quality**

**Building condition : GOOD**

**Features :**

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

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**Apartment 1056 Mandelieu-la-Napoule**

At the RÉSIDENCE DU PORT in Mandelieu la napoule, exceptional residence located on the seafront (waterfront) , close to a golf course and all amenities on foot, benefiting from a beach, swimming pool, tennis, superb 3-room apartment of 93 m² living space (77m² carrez + 16m² closed loggia) . It consists of an entrance with cupboards, fitted kitchen, living room opening onto a closed loggia facing south enjoying a panoramic sea view , 2 bedrooms, 1 shower room, 1 bathroom with toilet and 1 separate toilet, sold with 1 cellar and 1 garage. RARE TO SEE QUICKLY ..... To visit JL: 07 53 16 42 76

**Fees and charges :**

Annual current expenses 8 400 €

Well condominium

430 lots in the condominium 1 060 000 € agency fees 5,66% à the responsibility of the buyer included

