

**Price on request**

**Contact agency**

**Agence Résidence du Port**

795, Avenue Général de Gaulle

06210 Mandelieu-la-Napoule

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**For sale apartment**

**3 rooms**

**Surface : 103 m²**

**Surface of the living : 22 m²**

**Year of construction : 1975**

**Exposition : Ouest et Nord Ouest**

**View : Sur parc et allée**

**Hot water : Collective**

**Inner condition : very good condition**

**Standing : very good quality**

**Building condition : good condition**

**Features :**

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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



### Apartment 1066 Mandelieu-la-Napoule

EXCLUSIVELY at the "RÉSIDENTICE DU PORT", a prestigious residence located right on the waterfront in Mandelieu la Napoule, with direct beach access, close to a renowned golf course and all amenities within walking distance, featuring a beach, pool, tennis courts, a beautiful 3-room apartment of 103m² living space (76 m² Carrez law + 27 m² of 2 enclosed loggias). It includes: an entrance hall with 3 closets, a fully equipped kitchen, a living room opening onto a west-facing enclosed loggia overlooking the park, 2 bedrooms opening onto 1 enclosed loggia, 2 bathrooms including 1 with WC, a separate toilet, sold with a cellar and parking space. MUST SEE QUICKLY..... To arrange a visit, contact J.L: 07 53 16 42 76.

**Fees and charges :**

Annual current expenses 9 360 €

Well condominium

430 lots in the condominium

