

**227 000 €**

**Contact agency**  
L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@opportunité-  
immobilière.com

**For sale apartment**

**4 rooms**

**Surface : 70 m²**

**Year of construction : 1965**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : Cleaning is**

**Features :**

double glazing, gated, CALM, residential,  
electric shutters, Visitor Parking

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## Apartment 112 Saint-Raphaël

Bas Valescure - 4-ROOM APARTMENT - second floor - WEST FACING In the Bas de Valescure district, close to the city center and in a quiet area, Bright 70m² 4-room air-conditioned apartment comprising an entrance hall with cupboard, a recently fitted kitchen with loggia, a double living room with access to the terrace (possibility of a third bedroom), two bedrooms, a shower room and a separate WC. A cellar on the ground floor of the building completes the property. The building has a bicycle storage room. The renovation was completed in 2023. Access to the building is secured by a security system. There is no elevator. The residence is secured by an automatic gate and operates with free outdoor parking. The residence is located in the middle of a pine forest. Collective gas heating, electric roller shutters and double glazing have been installed. 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

159 lots in the condominium 227 000 € fees included

