

**500 000 €**

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**3 rooms**

**Surface : 57 m²**

**Surface of the living : 20 m²**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

gated, CALM, residential, Position dominante, Condominium pool, CARETAKER

2 bedroom

2 terraces

1 shower

2 WC

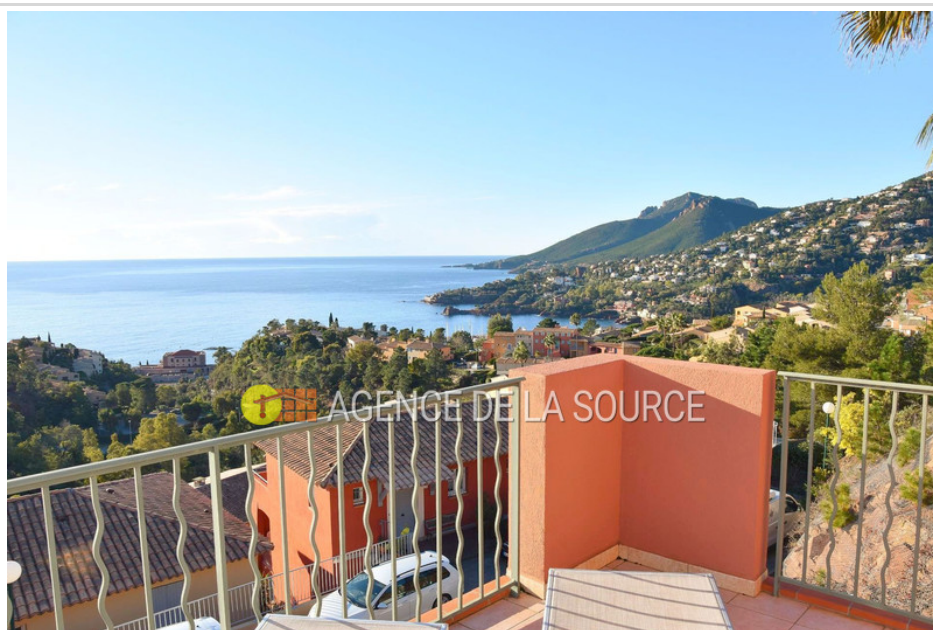
1 parking

**Energy class (dpe) : E**

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

Document non contractuel

02/07/2025 - Prix T.T.C



### Apartment 2546 Théoule-sur-Mer

Théoule-sur-Mer / Trayas. In a quiet and gated domain, with swimming pool and caretaker, a duplex apartment overlooking the hills and the Figueirette bay. The property is in good condition. On the ground floor, there is a living room and a sheltered terrace with a superb panoramic sea and Esterel view, a fitted kitchen and toilets. The upper floor includes a shower room with toilets and two bedrooms, one of which has a beautiful south-facing balcony, still with a splendid sea view. Private parking space. Swimming pool. Full-time caretaker. Halfway between Théoule-sur-Mer and Saint-Raphaël, on one of the most scenic roads in the region, this peaceful and wild area attracts locals and foreigners alike. The environment is formed by the Esterel typical red rocks, its intimate coves, surprising beaches, beautiful hiking trails and, above all, breathtaking panoramas. The small marina nearby is currently undergoing redevelopment in order to attract new businesses.

**Fees and charges :**

Annual current expenses 2 100 €

Well condominium

80 lots in the condominium 500 000 € agency fees 4,00% à the responsibility of the buyer included

