

## Price on request

### Contact agency

#### Agence de la Napoule

244 Avenue du 23 Août

06210 Mandelieu-la-Napoule

+33 (0)4 93 49 95 34 /

agencedelanapoule@wanadoo.fr

### For sale apartment

4 rooms

Surface : 96 m²

Surface of the living : 32 m²

Year of construction : 1971

Exposition : Sud

View : Aperçu mer

Hot water : Collective

Inner condition : to modernize

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, POOL, CALM,  
residential, gated

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 5426 Mandelieu-la-Napoule

In a prestigious seaside residence overlooking the Bay of Cannes and the Port of La Napoule, featuring a landscaped park, tennis courts, and a swimming pool, just steps from the beaches, restaurants, shops, and the village of La Napoule with its famous medieval castle. The La Napoule Agency offers you this beautiful 4-room apartment of 97 m² (reference area), located on the first floor of the residence. Property description Entrance with guest toilet Bright living room of 32 m², opening onto a spacious terrace of 46 m² Equipped kitchen Master suite with bathroom, WC, and closets Two additional bedrooms Shower room Annexes Basement cellar – 3.16 m² Underground parking with cellar integrated at the back of the space (same lot) Highlights Unobstructed view with sea glimpse Exceptional, highly sought-after location Secure and prestigious residence Generous space and large terrace TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, presentation of an ID will be required to organize any visit For any information, please contact us: AGENCE DE LA NAPOULE: Tel: 04.93.49.95.34 Francine JUAN - Tel: 06.12.22.98.31 email: info@agencedelanapoule.com website: www.agencedelanapoule.com

Fees and charges :

Annual current expenses 6 000 €

Well-condominium

