

159 900 €

Contact agency
L'Opportunité Immobilière

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For sale apartment

1 room

Surface : 22 m²

Year of construction : 1989

Exposition : Nord est

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

Features :

double glazing, gated, CALM, residential,
POOL, Visitor Parking

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Apartment 112 Agay

Studio with terrace - Cap Esterel - LE HAMEAU - Allée de l'Horizon – Agay
Located in the prestigious Cap Esterel estate, in Agay, this charming 22.70 m² studio on the 1st floor, easily accessible and a 10-minute walk from the village, represents a great opportunity, whether for a seaside pied-à-terre or a rental investment. It consists of a bright living space opening onto an east-facing terrace, ideal for enjoying the morning sun and offering a pleasant unobstructed view of the estate's gardens, the Roches Rouges and the Rade d'AGAY. The property is sold free of any management contract, leaving you complete freedom as to its use. The estate, nestled between the Mediterranean Sea and the Esterel Massif, offers an exceptional living environment with numerous amenities: five swimming pools, a golf course, tennis and padel courts, as well as shops and restaurants just a short walk away. A true haven of peace in a secure and sought-after environment. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also cover the maintenance of the building, including the various related contracts (elevator, fire extinguishers, cleaning, general maintenance, etc.) as well as the management contract. But that's not all! The charges also include the maintenance of the estate: • the entertainment program (from April to November, from 9 a.m. to 11 p.m., for young and old) • maintenance of roads



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 2 128 €

Well condominium

97 lots in the condominium 159 900 € fees included