

## Price on request

Contact agency

Webcam Immobilier

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### For sale apartment

1 room

Surface : 7 m²

Year of construction : 1989

Exposition : Ouest

View : Jardin

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

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 1838 Agay

Studio in Cap Estérel – Rue des Jardins – Agay Nestled in the idyllic setting of the Cap Estérel estate, between the sea and the Estérel mountains, discover this lovely 22.52 m² studio with a 7.60 m² terrace, located on the 3rd and top floor, at the end of the hallway for maximum peace and quiet. Sold furnished and equipped, it includes a living room with an open kitchen, a cabin bedroom, a bathroom, and a nice terrace. You'll enjoy a westward exposure with stunning views of the golf course. The property is currently under Pierre & Vacances management – please contact us for termination details. Cap Estérel offers a wide range of activities and amenities: swimming pools, golf, tennis and padel courts, shops, restaurants, entertainment... plus direct walking access to the beaches. A true favorite for lovers of the French Riviera and exceptional panoramic views. The fees cover water and electricity (thanks to individual submeters, you pay according to your actual consumption, after a preliminary estimate). They also include building maintenance, covering various associated contracts (fire extinguishers, cleaning, general upkeep...), as well as the management company's contract. But that's not all! The fees also cover the upkeep of the estate: • the entertainment program (from April to November, 9 a.m. to 11 p.m., for all ages), • maintenance of roads, public lighting, green spaces (210 hectares!), the 5 swimming pools, the self-service • security services 265 days a year • and the little train linking



162 lots in the condominium