

## Price on request

### Contact agency

L'Opportunité Immobilière

8 avenue Marie France

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immobiliere.com

### For sale apartment

1 room

Surface : 22 m²

Year of construction : 1989

Exposition : Nord ouest

View : Montagne

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

### Features :

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

1 terrace

1 shower

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 112 Agay

Cap Estérel - Agay - Rue des Calanques air-conditioned studio of 22.32 m². Discover this charming air-conditioned studio of 22.32 m², located at the end of Rue des Calanques in Cap Estérel, just steps from the shops. A prime location on the first floor, offering an exceptional panoramic view of the Red Rocks and the Estérel mountains. Outside, enjoy a lovely 8.30 m² terrace, a true extension of the living space—perfect for sunny breakfasts, evening drinks, or simply soaking in the stunning scenery. The interior has been cleverly designed to comfortably accommodate up to 4 people: a warm atmosphere with all the comforts needed for unforgettable stays under the Côte d'Azur sun. Whether you're looking for a turnkey second home, a profitable rental investment, or simply a charming pied-à-terre just steps from the sea, this property is made for you. A rare opportunity, ready to welcome your most beautiful memories. Free management – ideal as a pied-à-terre or rental investment. Exceptional estate between the sea and the Estérel – 5 swimming pools – 1 golf course – tennis and padel courts, shops and restaurants. Charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also cover building maintenance, including related contracts (elevator, fire extinguishers, cleaning, general upkeep...) as well as the management fees. But that's not all! The charges also cover the upkeep of the estate: the activity



<https://www.geonsques.gouv.fr> 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 2 400 €

Well condominium

70 lots in the condominium