

181 000 €

Contact agency

Esterel Immobilier

52 Rue des Calanques

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For sale apartment

1 room

Surface : 23 m²

Year of construction : 1989

Exposition : Sud est

View : Mer

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : Cleaning is

Features :

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

1 terrace

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/07/2025 - Prix T.T.C



Apartment 133 Saint-Raphaël

Cap Esterel - Agay. Great opportunity for this air-conditioned studio of 23.10 m². Renovated studio with terrace and breathtaking view. Drop off your bags and let yourself be seduced... Ideally located on the ground floor, close to the main square and the start of Rue des Commerces, this 23.10 m² studio, completely refurbished and air-conditioned, welcomes you in a calm and peaceful setting, with a breathtaking view of the gardens and the sea. Outside, a 7.95 m² terrace extends the living space: ideal for breakfasts, aperitifs or simply admiring the panorama. Inside, the space has been cleverly optimized to provide four comfortable beds. A real cocoon, ready to use, for lovers of relaxation, smart investors or lovers of the Côte d'Azur. Freehold property - ideal for a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel mountains - 5 swimming pools - 1 golf course - tennis and padel courts, shops and restaurants. 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, public lighting,



fees and charges .

Annual current expenses 2 280 €

Well condominium

111 lots in the condominium 181 000 € fees included