

## Price on request

### Contact agency

Villa Francia Immobilier

33 avenue Wester Wemyss

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### For sale apartment

1 room

Surface : 22 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

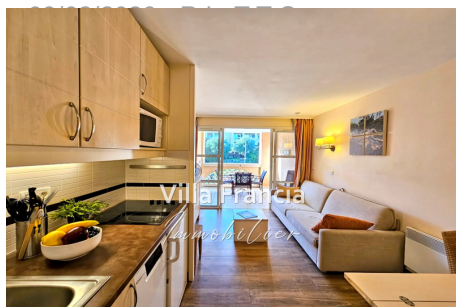
Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 2 Saint-Raphaël

Cap Estérel – Studio – rue des Jardins – Agay Set in the idyllic surroundings of the Cap Estérel estate, nestled between the sea and the Estérel mountains, discover this lovely 22 m² studio with an 8 m² terrace, located on the 1st floor. Sold furnished and fully equipped, it includes a living area with an open kitchen, a cabin bedroom, a bathroom, and a spacious terrace. You'll enjoy a west-facing exposure with stunning views over the golf course. The property is currently managed by Pierre & Vacances – please contact us for termination details. The Cap Estérel estate offers a wide range of activities and services: swimming pools, golf, tennis and padel courts, shops, restaurants, events... and direct access to the beaches on foot. A true favorite for lovers of the French Riviera and exceptional panoramas. The fees cover water and electricity (thanks to individual submeters, you pay according to your actual consumption, following a preliminary estimate). They also include building maintenance, covering various related contracts (fire extinguishers, cleaning, general upkeep...) as well as the property management contract. But that's not all! The fees also include maintenance of the estate: - events and activities (from April to November, 9 AM to 11 PM, for all ages), - upkeep of roads, public lighting, green spaces (210 hectares!), the 5 swimming pools, and the golf course, - 24/7 security service, - and the little train connecting the village to Débarquement beach, with stops at the hamlet, a charming local touch. In short,



Annual current expenses 2 232 €

Well condominium

182 lots in the condominium

www.annoncefrance.immo