

**Contact agency**

**Villa Francia Immobilier**

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**For sale apartment**

1 room

Surface : 7 m<sup>2</sup>

**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 2 Saint-Raphaël

**Studio at Cap Estérel – Rue des Jardins – Agay** Set in the idyllic surroundings of the Cap Estérel estate, nestled between the sea and the Estérel massif, discover this lovely 22.52 m<sup>2</sup> studio with a 7.60 m<sup>2</sup> terrace, located on the 3rd and top floor, at the end of the corridor for maximum privacy. Sold furnished and fully equipped, it features a living room with an open kitchen, a cabin bedroom, a bathroom, and a spacious terrace. You'll enjoy a west-facing exposure with stunning views of 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, entertainment... plus direct walking access to the beaches. A true favorite for lovers of the French Riviera and breathtaking panoramas. The fees include water and electricity (thanks to individual submeters, you pay according to your actual consumption, following a preliminary estimate). They also cover building maintenance, including related contracts (fire extinguishers, cleaning, general upkeep...) as well as the management fees. 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, street lighting, green spaces (210 hectares!), the 5 swimming pools, and the golf course.



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). 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 :

Well condominium

182 lots in the condominium