

Price on request

Contact agency
L'Opportunité Immobilière

8 avenue Marie France

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For sale apartment

1 room

Surface : 22 m²

Year of construction : 1989

Exposition : Nord est

View : Mer

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

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel



Apartment 112 Saint-Raphaël

Studio with Sea View and Corner Terrace - Cap Estérel - LE HAMEAU - Allée de l'Horizon – Agay Located within the prestigious Cap Esterel estate in Agay, this charming 22.50 m² studio on the first floor, with easy access, offers a wonderful opportunity whether as a seaside pied-à-terre or a rental investment. It features a bright living space opening onto an east-facing terrace, perfect for enjoying the morning sun and offering pleasant unobstructed views over the estate's gardens, the Esterel mountains, and Agay Bay. This studio is sold free of any management contract, giving you complete freedom over its use. A spot in the covered parking lot completes this property. Nestled between the Mediterranean Sea and the Esterel massif, the estate offers an exceptional living environment with numerous amenities: five swimming pools, a golf course, tennis and padel courts, as well as shops and restaurants just a short walk away. A true haven of peace in a secure and sought-after setting. The fees include water and electricity (with individual submeters, so you pay based on actual consumption after a preliminary estimate). They also cover building maintenance, including various related contracts (elevator, fire extinguishers, cleaning, general upkeep...) as well as the property management contract. But that's not all! The fees also cover the maintenance 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



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 3 036 €

Well condominium

97 lots in the condominium

