

Price on request

Contact agency

L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@lopportunite-
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 Saint-Raphaël

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



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