

## 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 : 23 m²

**Year of construction :** 1989

**Exposition :** Est

**View :** Jardin

**Hot water :** Collective

**Inner condition :** GOOD

**Standing :** prestige

**Building condition :** GOOD

### Features :

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Document non contractuel



## Apartment 112 Saint-Raphaël

Air-Conditioned Studio + Covered Parking - Cap Estérel - LE HAMEAU - Allée de l'Horizon – Agay Located in the prestigious Cap Estérel estate in Agay, this charming air-conditioned studio of 23.50 m² on the ground floor offers easy access and represents a great opportunity, whether as a seaside pied-à-terre or a rental investment. It features a bright living area opening onto an east-facing terrace, perfect for enjoying the morning sun, with a pleasant unobstructed view of the estate's gardens and the Estérel mountains. This studio is sold free of any management contracts, giving you complete freedom in how you use it. A parking space in the covered lot is included. Nestled between the Mediterranean Sea and the Estérel mountains, the estate offers an exceptional living environment with many 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 cover water and electricity (thanks to individual submeters, you pay according to your actual consumption, after an estimated forecast). They also include building maintenance, covering various contracts such as elevator service, fire extinguishers, cleaning, general upkeep, and the management company contract. But that's not all! The fees also cover the upkeep of the estate: • the animation program (from April to November, 9 a.m.



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 1 980 €

Well condominium

