

## Price on request

## Contact agency L'Opportunité Immobilière

8 avenue Marie France 06110 Le Cannet 06 20 56 28 66 / info@lopportuniteimmobiliere.com

For sale apartment

1 room

Surface: 7 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

1 terrace

1 bathroom

1 WC

Energy class (dpe): E

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{B}}$ 







## Apartment 112 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,



authorization of estate agencies using a common transaction soliware. 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