

**Price on request**

**Contact agency**

**Caron Immobilier**

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**For sale house**

**5 rooms**

**Surface : 111 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 520 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

24/01/2026 - Prix T.T.C



### House 58 Mandelieu-la-Napoule

In Saint Jean de Cannes, a stunning 111 m<sup>2</sup> house on a 520 m<sup>2</sup> plot set in an exceptional location just 10 minutes from Mandelieu La Napoule and its highway access. This perfectly maintained home features an entrance with a beautiful open-plan kitchen leading to a very spacious 50 m<sup>2</sup> living room with a TV area, as well as a ground-floor bedroom with its own private shower room and a guest toilet. The living room opens onto a very large 77 m<sup>2</sup> terrace offering lovely unobstructed views with a beautiful glimpse of the sea. Upstairs, you will find 3 bedrooms with a bathroom, including one bedroom with its own terrace. (Nice sea views from the garden-facing bedrooms). A charming property, pool potential with high-quality finishes, air conditioning, and double glazing, requiring no work. A cellar completes this villa. Parking available for several vehicles. Secure estate with schools nearby as well as a bus to the middle school. The École Maternelle and École Primaire Jean Monnet are just a few minutes on foot. The Saint Jean de Cannes area is located in the heart of the Estérel massif in the Provence-Alpes-Côte d'Azur region, within the municipality of Fréjus. It stretches majestically over the hills offering breathtaking views of the Estérel and the sea. It is a sought-after residential area for lovers of nature and tranquility.

**Fees and charges :**

