

1 575 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août

06210 Mandelieu-la-Napoule

+33 (0)4 93 49 95 34 /

agencedelanapoule@wanadoo.fr

**For sale mansion**

**6 rooms**

**Surface : 180 m²**

**Surface of the living : 60 m²**

**Surface of the land : 1500 m²**

**Year of construction : 1982**

**Exposition : Plein sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor,  
Laundry room, CALM

5 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**Mansion 5224 Mandelieu-la-Napoule**

Magnificent property built in 1982 by the architect NARDO, sitting on a plot of 1500 m2 with a beautiful landscaped garden, a barbecue area and an infinity pool. Dominant view from the villa which offers a living area of 200 m², including: On the ground floor: A large cathedral entrance, a dining room, a large living room with fireplace, a reading room, a fully equipped independent kitchen, a bedroom, an office, a guest toilet on the 1st floor: a beautiful hallway leads to a bedroom with cupboard and balcony, a shower room, a separate toilet, a second bedroom, then the master bedroom with dressing room, bathroom and solarium.. On the ground floor: a large space which can be converted into an apartment, including garage, cellar, gym, laundry room and toilet. Very good quality of construction from the earthworks to the roof (All plans are available) No work required. NAPOULE AGENCY: 04 93 49 95 34 Cécile FREYDIER-KAIRET: 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com Fees and charges :

1 575 000 € fees included

