



162 000 €

**Buying apartment**

**1 room**

**Surface : 28 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle gaz**

**Inner condition : A refresh**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

Lift, Double Glazing, Pool, Calm, residential,  
Visitor Parking, Secured residence

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

162 000 €

Fees paid by the owner, well condominium,  
annual current expenses 1 332 €  
(111 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



**Apartment 5230 Mandelieu-la-Napoule**

EXCLUSIVE AGENCE DE LA NAPOULE Minelle district, close to all shops on foot, we offer you this beautiful studio with sleeping area in a gated residence with swimming pool 2nd and last floor with elevator, a beautiful surface area of 30 m2 Carrez law, offering entrance with large cupboard, a bathroom with WC, a living room, a sleeping area, a separate fitted kitchen. A large loggia adds a beautiful sunny room to the apartment, thus totaling a living area of 42 m2 Added to this is a 5 m2 cellar and a private outdoor parking space. Important: facade renovation in progress, the residence will be like new NAPOULE AGENCY: Tel: 04.93.49.95.34 or 06 83 46 62 43 (Cécile FREYDIER-KAIRET) email: [cfreydier.agencedelanapoule@orange.fr](mailto:cfreydier.agencedelanapoule@orange.fr) website: [www.agencedelanapoule.com](http://www.agencedelanapoule.com)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 27/07/2024