



195 000 €

**Buying apartment**

**2 rooms**

**Surface : 34 m<sup>2</sup>**

**Surface of the living : 15 m<sup>2</sup>**

**Year of construction : 1977**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Legal information**

195 000 €

Fees paid by the owner, well condominium,  
annual current expenses 1 620 €  
(135 € 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 5269 Mandelieu-la-Napoule**

Exclusively! Quietly, in a gated residence with swimming pool, located in a residential area bordering the village of Napoule, pretty 2 room apartment located on the 8th floor on a corner, offering a very clear view with double exposure: SOUTH and WEST The sunny terrace faces the meadow (horses and sheep) and the hills Entrance, bright living room, separate and equipped kitchen, 1 bedroom with cupboard, bathroom Private outdoor parking. Very close to shops (AUCHAN) on foot and 1km from the Port and beaches Very well maintained, guaranteed favorite. NAPOULE AGENCY: 04 93 49 95 34 Cécile FREYDIER: 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 285 and 385 € (reference year 2024)  
Document non contractuel - 08/09/2024

