



**636 000 €**

**Buying apartment**

**2 rooms**

**Surface : 56 m²**

**Surface of the living : 35 m²**

**Year of construction : 1959**

**Exposition : Sud est**

**View : Port de La napoule**

**Hot water : Individuelle électrique**

**Inner condition : new**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, residential, Electric blinds, Electric shutters, Visitor Parking, Secured residence

1 bedroom

1 terrace

1 shower

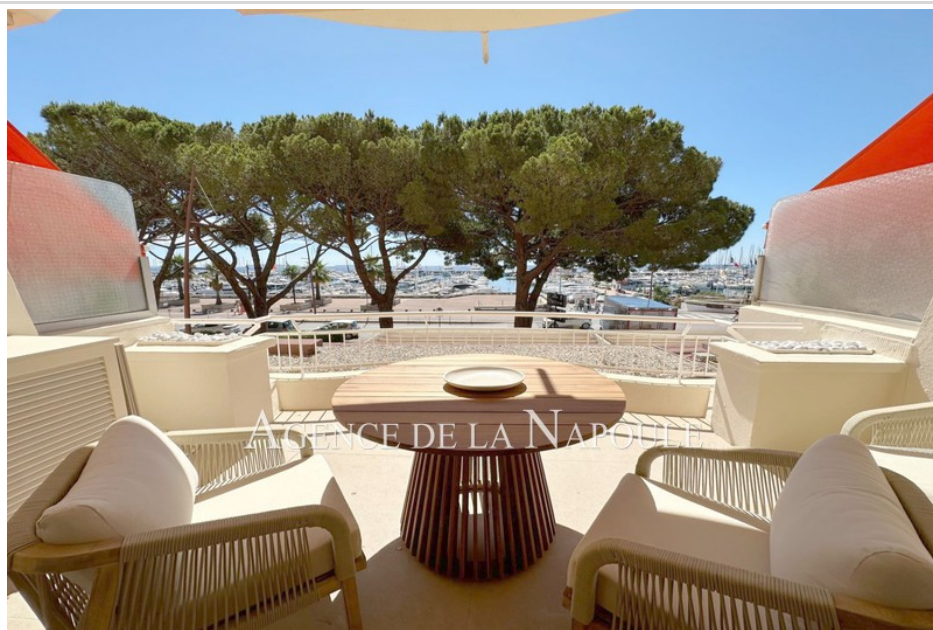
1 WC

1 cellar

**Legal information**

636 000 €

Fees paid by the owner, well condominium(52 lots in the condominium), annual current expenses 1 600 € (133 € 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 5277 Mandelieu-la-Napoule**

In gated residence, facing the PORT of LANAPOULE, PLAGE du CHATEAU, close to the village center, shops, restaurants. 5 km from Cannes. LUXURIOUS 2-ROOM APARTMENT of 56 m² completely renovated with beautiful EAST terrace of 14 m². On the 1st floor. Composed of an entrance with cupboards, large living room with a magnificent fitted kitchen with its central island, all opening onto a beautiful terrace offering a magnificent view of the Port and the sea. A bedroom with shower room, numerous storage cupboards. A cellar completes this property. Very nice services Parking spaces in the residence reserved for co-owners. Rare and exceptional product. For any information, please contact us: NAPOULE AGENCY: Tel: 04.93.49.95.34 Francine JUAN - Tel: 06.12.22.98.31 email: [info@agencedelanapoule.com](mailto:info@agencedelanapoule.com) website: [www.agencedelanapoule.com](http://www.agencedelanapoule.com)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 513 and 693 € (reference year 2024)  
Document non contractuel - 16/09/2024

