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## O4 93 49 95 34

YOUTUBE DAILYMOTION FACEBOOK

## 520 000 €

Buying apartment 4 rooms Surface : 80 m<sup>2</sup> Surface of the living : 23 m<sup>2</sup> Year of construction : 1974 Exposition : Est ouest View : Jardin Hot w ater : Collective Inner condition : new Standing : residential Building condition : Ravalement fait Features : Lift, Double Glazing, Pool, Calm, residential, Electric shutters, Visitor Parking, Secured

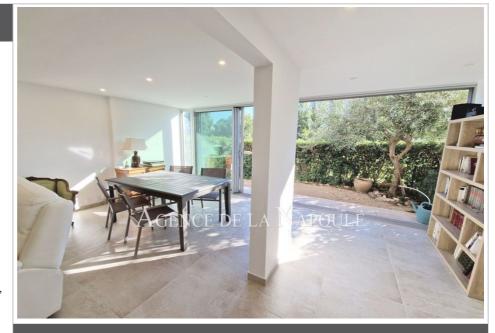
3 bedroom

residence

- 1 terrace
- 2 show ers
- 2 WC
- 1 parking

Legal information 520 000 €

Fees paid by the owner, well condominium(148 lots in the condominium), annual current expenses  $4 \ 164 \in (347 \in \text{monthly})$ , no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## Apartment 5302 Mandelieu-la-Napoule

In a gated residence with caretaker a stone's throw from the VILLAGE of LA NAPOULE, close to the seaside and shops: Large, bright apartment of 88 m<sup>2</sup> living space (80 m<sup>2</sup> Carrez law) on the ground floor, completely renovated , facing EAST/WEST, with a small garden of 15 m<sup>2</sup>. Comprising: an entrance hall, hallway with numerous cupboards, fully equipped kitchen, spacious living room, 3 bedrooms with cupboard, 2 shower rooms with toilet and a separate toilet. Private outdoor parking completes this property. With use of a swimming pool (minimal annual fee) Beautiful features with all sliding doors, ceiling air conditioning, latest generation double glazing. Rare product on the real estate market. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be required to present an identity document. Available by phone, call for a quick and efficient response. NAPOULE AGENCY: Tel:...

> Energy class (dpe) : C - Emission of greenhouse gases (ges) : C Estimated annual energy between 1260 and 1780 € (reference year 2024) Document non contractuel - 18/10/2024



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