



**135 000 €**

**Buying apartment**

**2 rooms**

**Surface : 36 m²**

**Surface of the living : 17 m²**

**Year of construction : 2008**

**Exposition : Sud**

**View : GOLF**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Double Glazing

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Legal information**

135 000 €

Fees paid by the owner, well condominium, annual current expenses 2 520 € (210 € 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 5322 Mandelieu-la-Napoule**

**EXCLUSIVE TO THE NAPOULE AGENCY** Within the tourist residence "Mandelieu Riviera Resort", adjoining the Golf Old Course, this 2-room apartment, located on the ground floor, has a beautiful shaded terrace offering a clear view of the Golf, without any vis-à-vis Sold furnished and equipped, it offers an entrance with cupboard, a living room with fitted kitchen, a bedroom with cupboard, a bathroom, a separate toilet, private parking in the basement. Heating, air conditioning and cold water included in the charges. 10 mins walk from the beaches + MIMO PLAGE shuttle available in summer Large swimming pool, tennis, bars, snack bar, children's games and SPA within the Estate for a great holiday. **FREE FROM LEASE - no main residence, only for secondary and seasonal rental NAPOULE AGENCY: 04 93 49 95 34 Cécile FREYDIER: 06 83 46 62 43 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) : A  
Estimated annual energy between 604 and 818 € (reference year 2021)  
Document non contractuel - 02/01/2025

