



**545 000 €**

**Buying apartment**

**4 rooms**

**Surface : 75 m²**

**Surface of the living : 27 m²**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : new**

**Standing : residential**

**Building condition : new**

**Features :**

Double Glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Legal information**

545 000 € fees included

5,26% VAT of fees paid by the buyer  
 (517 750 € without fees), well  
 condominium, annual current expenses  
 960 € (80 € 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 5357 Mandelieu-la-Napoule**

the NAPOULE AGENCY presents to you exclusively Residence located in the heart of the village of La Napoule, a few steps from the Château de La Napoule, this atypical 4-ROOM APARTMENT of 75 m² on the ground floor, offers you an exceptional living environment, ideally located by the sea, in the immediate vicinity of the marina, beaches, shops, restaurants and public transport. It benefits from a privileged location to enjoy the beauty of the Côte d'Azur. Comprising: spacious and bright living room of 27 m², fully equipped kitchen, a shower room with toilet, a bathroom, separate toilet, 3 bedrooms, a terrace of 9 m², large cellar included in the price. Garage or parking space available at an additional cost The project is currently being renovated and will be available in June 2025. BY DELEGATION OF MANDATE TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be asked to...

Document non contractuel - 19/04/2025

