



2 290 000 €

**Buying villa**

**5 rooms**

**Surface : 178 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**

**Surface of the land : 832 m<sup>2</sup>**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tiling**

**Features :**

Piscine débordement 10x4, Vue Mer

Panoramique 180°, Vue mer chaque pièce,

Air conditioning, 1 Chambre de plain-pied,

Double Glazing, Domaine sécurisé, Garage

double, Automatic gate, Calm

4 bedroom

2 terraces

4 showers

2 garage

**Legal information**

2 290 000 €

Fees paid by the owner, well  
condominium(12 lots in the condominium),  
annual current expenses 600 €  
(50 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



**Villa Mandelieu-la-Napoule**

**EXCLUSIVE VILLA WITH 180° PANORAMIC SEA VIEW** On the heights of Mandelieu, 5 minutes from the town center, quiet and enjoying an exceptional sea view, 5-room villa of 180m<sup>2</sup> on land of 830m<sup>2</sup> with infinity pool in a secure private domain. RDJ: FLOOR : S/GROUND: Double garage + technical room and crawl space access Double glazing, air conditioning, sea view from each room, large terraces, possibility of purchasing furniture partially or in full. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 910 and 1290 € (reference year 2021)  
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