



462 000 €

Buying house

Surface : 56 m²

Surface of the living : 32 m²

Surface of the land : 80 m²

Year of construction : 1981

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : good

Couverture : Tiling

Features :

Pool, Bedroom on ground floor, Double Glazing, Calm

2 bedroom

2 terraces

2 show ers

1 WC

1 parking

Legal information

462 000 € fees included

5,00% VAT of fees paid by the buyer

(440 000 € without fees), well

condominium, annual current expenses

1 650 € (138 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr



**vendu en 1 mois
par notre AGENCE**

AGENCE DE LA NAPOULE

House 5345 Théoule-sur-Mer

In absolute calm in a residential area, charming Provençal villa of 56 m² in duplex, semi-detached on one side, comprising: entrance hall, living room with fitted kitchen, one bedroom with shower room on the same level, a separate toilet, hallway, one bedroom with shower room on the garden level. Beautiful terraces and small garden facing south Magnificent sea view Little corner of paradise 300 m from the beaches and the Port of Figueirette Private parking space NAPOULE AGENCY: 04 93 49 95 34 Cécile FREYDIER-KAIRET, Advisor: Tel 06.83.46.62.43 email: info@agencedelanapoule.com website: www.agencedelanapoule.com

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 880 and 1210 € (reference year 2024)
Document non contractuel - 04/04/2025

