

266 000 €

For sale apartment

2 rooms

Surface : 56 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, Possibilité garage, Volets roulants élec., pool, Proche commerces

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

30/04/2024 - Prix T.T.C



### Apartment 1809 Mandelieu-la-Napoule

**EXCLUSIVELY - Delegation of Mandate (Co-Agency impossible)** Located in Minelle, in a quiet residence with swimming pool, park and path leading to shops. Large 2-room apartment located on the 2nd and last floor including an entrance with cupboard, a 31m<sup>2</sup> living room/living room with an equipped and furnished open-plan kitchen opening onto a large, quiet 17m<sup>2</sup> terrace facing SOUTH with a clear view of the park. A corridor leading to a walk-in shower room, a separate toilet and a large 18m<sup>2</sup> bedroom with dressing room opening onto the terrace. Apartment assets: Double glazing, air conditioning, electric shutters, 4-point armored door. The apartment is sold with a cellar. Easy and free parking near the residence. Possibility of acquiring this property with one or two additional garages.

Fees and charges :

Annual current expenses 2 784 €

Well condominium

266 000 € fees included

