



240 000 €

**For sale studio**

**1 room**

**Surface : 35 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud-ouest**

**View : Jardin**

**Hot water : Cumulus**

**Inner condition : good condition**

**Standing : Haut**

**Building condition : Ravalement fait**

**Features :**

lift, air conditioning, digicode, caretaker, calm, Jardin de 35m<sup>2</sup>, Veranda: 9 m., Number of tubs: 1, Garage sous sol, Total double glazing

1 terrace

1 bathroom

1 WC

1 garage

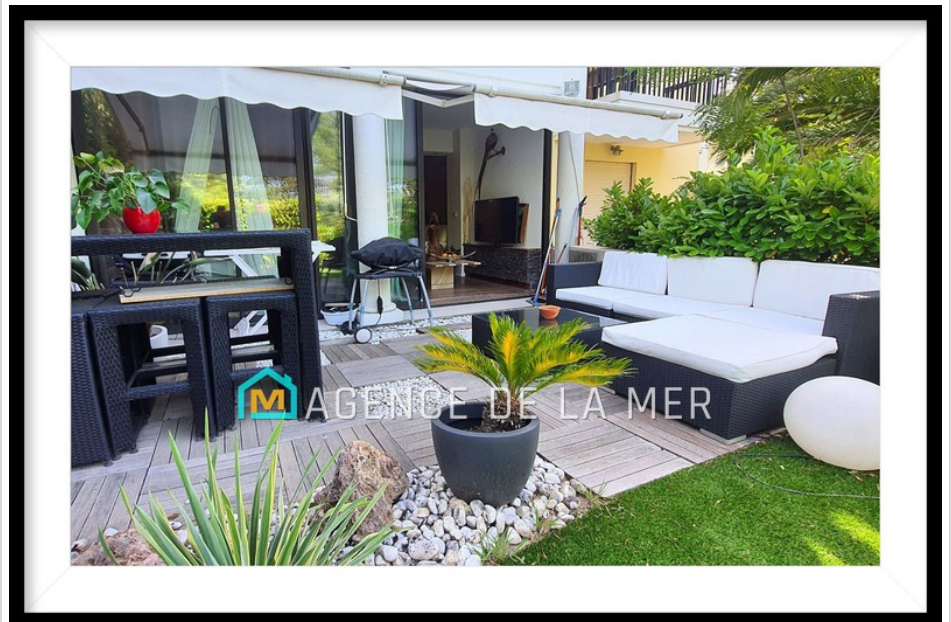
1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

17/05/2025 - Prix T.T.C



## Studio 1843 Mandelieu-la-Napoule

Mandelieu, Riviera Golf, in a luxury condominium with caretaker and swimming pool, magnificent studio on the ground floor of 35.14m<sup>2</sup> of living space (25.30 LC) plus veranda (9.84m<sup>2</sup>) on a 35.41m<sup>2</sup> garden facing S/O, in absolute calm, reversible air conditioning ducted, renovated bathroom with suspended toilet, sleeping area, ideal second home and great potential for annual or seasonal rental profitability. A cellar in the basement + closed garage. **NON-NEGOTIABLE ;**  
Fees and charges :  
Annual current expenses 1 140 €  
Well condominium  
79 lots in the condominium 240 000 € agency fees 4,74% à the responsibility of the buyer included  
Condo : Mandataire

