

625 000 €

For sale apartment

3 rooms

Surface : 74 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Year of construction : 1975

Exposition : Ouest et Nord

View : Mer et montagne

Hot water : Individuelle électrique

Inner condition : excellent

Standing : very good quality

Building condition : good

Features :

lift, double glazing, gated, armored door,  
residential, electric blinds, electric  
shutters, pool

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

12/02/2025 - Prix T.T.C



### Apartment 1013 Mandelieu-la-Napoule

EXCLUSIVE at the "RESIDENCE DU PORT", exceptional residence located on the seafront on the waterfront in Mandelieu la Napoule, close to all amenities on foot, benefiting from a beach, swimming pool, tennis court, superb 3-room apartment 84 m<sup>2</sup> of living space (70 m<sup>2</sup> square and 14 m<sup>2</sup> closed loggia). It consists of an entrance with cupboard, equipped American kitchen in the living room, living room opening onto a closed loggia facing North/West enjoying a right side sea view, 2 bedrooms, 2 bathrooms, 1 cellar and 1 garage . TO SEE QUICKLY..... To visit JL: 07 53 16 42 76

Fees and charges :

Annual current expenses 4 212 €

Well condominium

430 lots in the condominium 625 000 € agency fees 4,80% à the responsibility of the buyer included

Condo : current procedure

