

403 000 €

For sale apartment

1 room

Surface : 43 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud et Ouest

View : Aperçu mer

Hot water : Collective

Inner condition : to renovate

Standing : very good quality

Building condition : good condition

Features :

double glazing, gated, calm, residential,  
electric blinds, electric shutters, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



### Apartment 1025 Mandelieu-la-Napoule

At the RÉSIDENCE DU PORT , exceptional residence located on the seafront, waterfront in Mandelieu la Napoule, close to the famous Golf Old Course and all amenities on foot, enjoying a beach, swimming pool, tennis, park , beautiful studio of 43m<sup>2</sup> of living space (31m<sup>2</sup> +12m<sup>2</sup> of closed loggia), &quot;RARE&quot;; benefiting from a 71m<sup>2</sup> terrace with a small sea view over the port facing South and West (plan renovation work). It consists of: an entrance, equipped kitchen, living room opening onto a closed terrace transformed into a bedroom, bathroom with toilet. Sold with a cellar and a garage. TO QUICKLY VISIT..... To visit JL: 07 53 16 42 76.

Fees and charges :

Annual current expenses 4 512 €

Well condominium

430 lots in the condominium 403 000 € agency fees 5,71% à the responsibility of the buyer included

