



**185 000 €**

**Buying apartment**

**3 rooms**

**Surface : 46 m²**

**Surface of the living : 19 m²**

**Year of construction : 2007**

**Exposition : Sud**

**View : Campagne**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Pool, Calm, residential,

Visitor Parking, Secured residence

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Legal information**

185 000 €

Fees paid by the owner, well condominium (287 lots in the condominium), annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 5174 Mandelieu-la-Napoule**

**EXCLUSIVE AGENCE DE LA NAPOULE** Within the hotel residence "Mandelieu Riviera Resort", adjoining the Golf and close to the Siagne, fully furnished 3-room apartment, located on the top floor at an angle, beautiful terrace offering an unobstructed view of the Golf. The apartment, sold furnished, includes an entrance with cupboard, a living room with fitted kitchen, two bedrooms with cupboards, a bathroom, a shower room and a separate toilet. Private parking in the basement. Heating, air conditioning and cold water included in the charges. 800 m from the beaches of Mandelieu. Swimming pool, tennis, bowling alleys, bars, restaurant, games for children and SPA within the Domain. Good annual rental income. Only for seasonal rental use, no year-round occupation in accordance with the internal regulations. Cécile FREYDIER: 06 83 46 62 43 email: [cfreydier.agencedelanapoule@orange.fr](mailto:cfreydier.agencedelanapoule@orange.fr) website: [www.agencedelanapoule.com](http://www.agencedelanapoule.com)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 552 and 748 € (reference year 2024)  
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