



**1 145 000 €**

**Buying apartment**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 33 m²**

**Year of construction : 1974**

**Exposition : Est**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Pool, Calm, residential, Electric blinds,  
Electric shutters, Secured residence

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Legal information**

1 145 000 €

Fees paid by the owner, well condominium,  
annual current expenses 5 825 €  
(485 € 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 5317 Mandelieu-la-Napoule**

AGENCE DE LA NAPOULE offers you an exceptional property for sale. In a secure "Waterfront" residence benefiting from a magnificent wooded and green park, decorated with a swimming pool, tennis courts, a restaurant & snack area, direct and private beach access, close to the Port, the Old Course golf course, the Château de La Napoule and all amenities on foot. Discover this magnificent 4-room apartment on the fourth floor with a surface area of 110.68 m² (100.68 m² + closed loggia of 10 m²). This property consists of a large welcoming entrance of 18 m², a bright living/dining room of 33 m² with a view of the Park, a fitted kitchen opening onto a south-facing terrace of 18 m², a master bedroom of 12 m² with its shower room and toilet, second bedroom of 10 m², both opening onto a closed loggia facing north offering a view of the sea and the Bay of Cannes, bathroom, office of 7 m², guest toilet, numerous cupboards. To complete this set, a cellar...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1430 and 1980 € (reference year 2024)  
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