



**318 000 €**

**Buying apartment**

**2 rooms**

**Surface : 42 m<sup>2</sup>**

**Surface of the living : 15 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Nord ouest**

**View : Port de Cannes Marina**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Pool, Calm, residential,

Electric blinds, Electric shutters, Visitor

Parking, Secured residence

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

318 000 €

Fees paid by the owner, well condominium, annual current expenses 2 424 € (202 € 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 5376 Mandelieu-la-Napoule**

AGENCE DE LA NAPOULE offers you EXCLUSIVELY this beautiful 2-room apartment of 42 m<sup>2</sup>, with a 16 m<sup>2</sup> balcony. Located in a gated, secure and guarded residence with two swimming pools, this apartment benefits from a privileged location facing the prestigious "Old Course" golf course and the Cannes Marina port, just a few minutes' walk from the beaches and shops. It consists of: An entrance, A bright living room opening onto a terrace/loggia with a superb view of the Marina, A modern and equipped kitchen, A west-facing bedroom, A shower room, Guest toilet, Several storage cupboards. You will also have underground parking as well as a cellar fitted with quality wooden storage. The services are top of the range: Venetian stucco, granite worktop, air conditioning, satellite installation and fiber optic internet connection. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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