



415 000 €

**Buying apartment**

**3 rooms**

**Surface : 68 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : Est ouest**

**View : Mer et Parc**

**Hot water : Collective**

**Inner condition : To renovate**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

Lift, Calm, residential, Secured residence

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Legal information**

415 000 €

Fees paid by the owner, well condominium, annual current expenses 4 200 € (350 € 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 5377 Mandelieu-la-Napoule**

**EXCLUSIVE – AGENCE DE LA NAPOULE** Just a few steps from the charming village of La Napoule, in a secure residence ideally located near the sea, shops, the port, beaches, and golf, discover this rare property! 3-room apartment – 69 m<sup>2</sup> – 7th and top floor, comprising: An entrance with built-in closets, a fitted kitchen, a living room, 2 bedrooms including one with storage, a 5 m<sup>2</sup> utility room, a bathroom, and a separate toilet Outdoor parking space You will enjoy a lovely 8 m<sup>2</sup> terrace offering a beautiful sea view over the bay of Cannes and the Lerins Islands.  
• Access to a swimming pool via a flexible fee (daily, weekly, or seasonal) • Facade renovated in 2021 This property requires renovation TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, an identity document will be required before any visit can be arranged. Available by phone, please call for a quick and efficient response. AGENCE DE LA NAPOULE: Tel:...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1622 and 2194 € (reference year 2025)  
Document non contractuel - 20/10/2025

