



**185 000 €**

**Buying apartment**

**2 rooms**

**Surface : 34 m²**

**Surface of the living : 12 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Collective**

**Inner condition : To renovate**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Pool, Calm, residential, Visitor Parking,  
Secured residence

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

185 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 760 €  
(230 € 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 5396 Mandelieu-la-Napoule**

THE NAPOULE AGENCY offers you EXCLUSIVELY Two-room garden-level apartment Located in a secure residence with a swimming pool, ideally positioned just steps from shops and amenities, discover this 34 m² two-room apartment on the garden level, presenting great potential after renovation. It consists of: An entrance hall, a separate fitted kitchen, a bright living room opening onto a terrace with a storage cupboard and a small garden with private use facing Southwest, a bedroom with a built-in closet, and a bathroom with toilet. Highlights: Underground parking space, cellar, electric rolling shutters, Gated residence with swimming pool. Please note: The apartment has single glazing and requires renovation work. The sale price reflects the renovations needed, offering a great investment or primary residence opportunity to customize to your taste. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, a valid ID will be...

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