



960 000 €

**Buying apartment**

**4 rooms**

**Surface : 96 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Year of construction : 1971**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : A moderniser**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Pool, Calm, residential,

Secured residence

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Legal information**

960 000 €

Fees paid by the owner, well condominium,  
annual current expenses 6 000 €  
(500 € 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 5426 Mandelieu-la-Napoule**

In a prestigious seaside residence overlooking the Bay of Cannes and the Port of La Napoule, featuring a landscaped park, tennis courts, and a swimming pool, just steps from the beaches, restaurants, shops, and the village of La Napoule with its famous medieval castle. The La Napoule Agency offers you this beautiful 4-room apartment of 97 m<sup>2</sup> (reference area), located on the first floor of the residence. Property description Entrance with guest toilet Bright living room of 32 m<sup>2</sup>, opening onto a spacious terrace of 46 m<sup>2</sup> Equipped kitchen Master suite with bathroom, WC, and closets Two additional bedrooms Shower room Annexes Basement cellar – 3.16 m<sup>2</sup> Underground parking with cellar integrated at the back of the space (same lot) Highlights Unobstructed view with sea glimpse Exceptional, highly sought-after location Secure and prestigious residence Generous space and large terrace TRACFIN: In accordance with Article L561.5 of the Monetary...

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