

324 000 €

Buying apartment

3 rooms

Surface : 65 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Exposition : Ouest

Inner condition : Bon

Features :

lift, double glazing, gated, calm, residential, visitor parking

2 bedroom

1 terrace

1 bathroom

1 WC

2 garage

1 cellar



## Apartment 43 Mandelieu-la-Napoule

Mandelieu La Napoule, Perfect for investors, CARON Real Estate Agency exclusively offers this beautiful 3-room apartment of 65 m<sup>2</sup> ideally located close to all amenities. The apartment features a spacious living room with an open kitchen leading to a large, sunny terrace. The sleeping area includes 2 bedrooms with a dressing room, a bathroom, and a separate toilet. Modern building of good standing with elevator, intercom, and an integrated cooling and heating system in the apartment. Rarely available, two underground parking spaces (with flood protection system for the underground parking) as well as a cellar complete the property. Apartment sold rented (Rent €1100) all charges included Bus stop at the foot of the building and numerous shops nearby. Easy access to the A8 motorway. Very pleasant apartment in the city center, well laid out, yet quiet.

### Legal information

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Fees paid by the owner, well condominium(343 lots in the condominium), annual current expenses 2 306 € (192 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

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