

139 000 €

**Buying apartment**

1 room

Surface : 23 m²

View : Jardin

Inner condition : Bon

**Features :**

lift, gated, calm, residential, pool, visitor parking

1 terrace

1 shower

1 cellar



## Apartment Mandelieu-la-Napoule

**STUDIO – Residence "Les Trois Rivières" – Mandelieu-la-Napoule** In the highly sought-after gated residence "Les Trois Rivières," featuring swimming pools, green spaces, and a caretaker, discover this 23 m² ground-floor studio, perfectly located just steps from all amenities (shops, transportation, beaches, town center). The apartment includes: - A spacious entrance with a closet, - A living room with an open kitchen, - A bathroom with toilet, - A 6 m² loggia offering a peaceful view over the lush gardens of the condominium. A practical living space, ideal as a pied-à-terre, main residence, or rental investment. Apartment ready to move in. A cellar completes this property.

**Legal information**

139 000 €

Fees paid by the owner, well condominium, annual current expenses 2 611 € (218 € 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) : D - Emission of greenhouse gases (ges) : D  
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