

130 000 €

**Buying ground garden**

**2 rooms**

**Surface : 30 m²**

**Year of construction : 1976**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : residential**

**Features :**

lift, Nice garden, residential, pool, visitor parking

1 bedroom

1 terrace

1 shower

1 WC

#### Legal information

130 000 € fees included

7,53% VAT of fees paid by the buyer (120 900 € without fees), well condominium, annual current expenses 1 740 € (145 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Ground garden 2 Mandelieu-la-Napoule

Charming 2-room apartment, with a surface area of 30 m², located on the ground floor in a residential setting in the Cannes Marina district in Mandelieu-la-Napoule. Enjoy garden views from your private terrace. This apartment can be renovated to your liking and benefits from an American kitchen. Hot water and heating are collective, ideal for controlling your bills. The building, built in 1976, also offers luxury services: elevator, pretty residential garden, swimming pool and visitor parking. The apartment has a bedroom, a bathroom and a toilet. A proposition not to be missed for lovers of gardens and tranquility. Cannes Marina is an attractive neighborhood in the commune of Mandelieu-la-Napoule. Located in the department of Alpes-Maritimes (06) and postal code 06210, this sector is known for its picturesque location, bordered by the Mediterranean Sea. It is a paradise for sailing enthusiasts with its large marina and quality services....

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 356 and 482 € (reference year 2021)  
Document non contractuel - 26/06/2025



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