

469 000 €

**For sale apartment**

**4 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : good**

**Building condition : good**

**Features :**

lift, double glazing, gated, Grande terrasse, Excellent état, Garage double électrifié, Plein Sud et traversant, Terrasse cuisine 14m<sup>2</sup>, Terrasse séjour 54m<sup>2</sup>, pool

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 garage

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

18/10/2024 - Prix T.T.C



### Apartment 1851 Mandelieu-la-Napoule

**4P LARGE TERRACE - SMALL RESIDENCE WITH POOL - CLOSE TO SHOPS AND BEACHES - SOUGHT-AFTER AREA - DOUBLE GARAGE.** Very nice 4-room apartment for 88 m<sup>2</sup> located in a small gated residence with swimming pool in the sought-after Minelle district. **DESCRIPTION:** hallway, a comfortable living room of 28 m<sup>2</sup> opening onto a large terrace of 54 m<sup>2</sup> facing due south, a kitchen of 10 m<sup>2</sup> opening onto a second terrace of 14 m<sup>2</sup>. Night side: two bedrooms of 9 and 12 m<sup>2</sup> opening onto the largest terrace, a bathroom, a separate toilet, a third bedroom of 11 m<sup>2</sup> with its shower room and private balcony. Double garage of 24 m<sup>2</sup> and a cellar.

**Fees and charges :**

Annual current expenses 2 880 €

Well condominium

60 lots in the condominium 469 000 € fees included

