

248 000 €

**For sale apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 20 m²**

**Year of construction : 1971**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : A refresh**

**Features :**

lift, Secured residence, Calm, Residential

1 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

#### Legal information

248 000 €

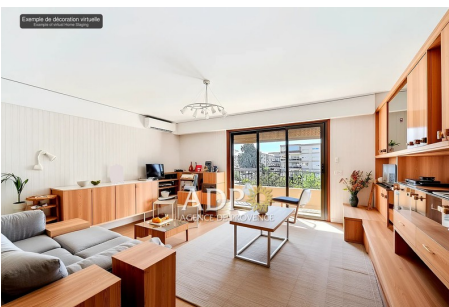
Fees paid by the owner, well condominium (40 lots in the condominium), annual current expenses 1 800 € (150 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 766 Mandelieu-la-Napoule

Mandelieu-la-Napoule town center Capitou On the 2nd floor with elevator of a small secured residence, 2-room apartment across the building, including: entrance, living room opening onto a terrace (8.5m²) with no overlooking neighbors, facing south, independent kitchen opening onto a loggia, quiet bedroom, bathroom, separate toilet, wooden floors, very bright, intercom, low charges with heating and hot water included. A cellar and a closed garage. Close to shops and transport. A must-see, ideal for a first purchase. For any information contact: Steffi 0619639609 Information about the risks to which this property is exposed is available on the website

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
 Estimated annual energy between 644 and 872 € (reference year 2023)  
 Document non contractuel - 03/10/2025



**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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