

**435 000 €**

**For sale apartment**  
**3 rooms**  
**Surface : 107 m²**  
**Year of construction : 1926**  
**Exposition : Sud**  
**View : Dégagée**  
**Hot water : Individuelle**  
**Inner condition : A refresh**  
**Building condition : Good**  
**Features :**  
Double Glazing, Calm

2 bedroom  
1 terrace  
2 show ers  
2 WC  
2 parkings

#### Legal information

435 000 €  
Fees paid by the owner, well condominium,  
annual current expenses 960 €  
(80 € 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 2751 Mandelieu-la-Napoule

Agence de Provence offers for sale this magnificent 3-4 room apartment of approximately 107m² on the ground floor facing south with panoramic sea view, with a very large terrace of m² in Mandelieu on the hills of Capitou. Located in a villa divided into three apartments, the air-conditioned property consists of a living room, a separate fitted kitchen, two bedrooms with shower room and WC and a room that can be used as a games room..... Two parking spaces complete the comfort of this property. Contact Ingrid: 06.75.15.47.30 Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

Tél. +33 (0)4 93 36 07 50 - [Info@agencedeprovence.com](mailto:Info@agencedeprovence.com) - [www.agencedeprovence.com](http://www.agencedeprovence.com)

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