

# French Properties

ONLINE

€456 000

**2 bedroom apartment**  
**Surface : 70 m<sup>2</sup>**  
**Surface of the living room: 34 m<sup>2</sup>**  
**Terrace area: 19 m<sup>2</sup>**  
**Year of construction: 2004**  
**Exposition: south**  
**View : open**  
**Kitchen: fitted kitchen**  
**Hot water: Individual**  
**Heating: individual electric**  
**Inner condition: excellent**  
**Building condition: good**

**Features:**

double glazing, beach walk, calm, shops at walking distance, lift, Not overlooked, pool

2 bedroom  
1 terrace  
1 bathroom  
1 WC  
1 parking  
1 cellar

**Energy class (dpe): C**

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

Document non contractuel  
03/05/2024 - Prix T.T.C



## Apartment 711 Mandelieu-la-Napoule

MANDELIEU LA NAPOULE/MARINA PARC Magnificent 3-room apartment on the 4th floor with elevator and large south-facing terrace not overlooked. Located in the beautiful Marina Parc residence with swimming pool and caretaker on the banks of the Siagne and a stone's throw from amenities and the town center of Mandelieu. Exclusive sale of a beautiful, bright 3-room apartment of 70m2 with terrace of 19m2 consisting of a spacious living room with equipped open-plan kitchen of 34m2 giving access to a large, very sunny terrace in absolute calm, not overlooked, of 2 rooms of 11m2 each equipped with cupboards, a bathroom and a separate toilet. The apartment is very well laid out and functional. Cellar and private parking space. The residence is closed and secure with a guard as well as a camera system for better security comfort, it is very well maintained with its beautiful plantations and its swimming pool. The town center of Mandelieu is a 5-minute walk away and you will find all the amenities (supermarket, shopping center, bakery, butcher's shop, etc.) as well as its weekly market with its Provençal scents and the bus station which gives access to large numbers destinations such as access to Nice airport in 25 minutes and Cannes in a few minutes. You will also find a multitude of

