

# French Properties

ONLINE

€150 000

**Studio**

**Surface :** 26 m<sup>2</sup>

**Terrace area:** 8 m<sup>2</sup>

**Exposition:** northeast

**View :** urban

**Kitchen:** : open kitchen

**Hot water:** collective

**Heating:** Individual

**Inner condition:** good

**Building condition:** good

**Features:**

calm, shops at walking distance, lift, pool, air conditioning

1 terrace

1 bathroom

1 WC

**Energy class (dpe):** E

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

Document non contractuel

22/05/2025 - Prix T.T.C



## Apartment 821 Mandelieu-la-Napoule

MANDELIEU LA NAPOULE - STUDIO / 2 ROOMS IN RESIDENCE WITH POOL CLOSE TO THE GOLF COURSE AND BEACHES = ACCEPTED OFFER = Very pleasant studio / 2 rooms located on the 7th floor in the golfers' residence, a residence renowned for its proximity to the beaches, golf course, shops and restaurants. The studio has a beautiful surface area of 26m2 with a deep terrace of 8m2 facing northeast, ideal as a pied-à-terre, second home, or rental investment. It is composed of an entrance hall, a shower room with toilet, a large, semi-separate room with its living room/bedroom area and its kitchen and dining area. The apartment is in good condition and no work is required. The residence offers a beautiful lagoon-shaped swimming pool nestled in a magnificent landscaped garden as well as 2 tennis courts. There are plenty of free parking spaces around the residence, as well as a bicycle storage area. The residence is located in a very quiet residential area with access to the port and beaches of La Napoule in 15 minutes on foot, shops and supermarket 2 minutes on foot. The famous Old Course Golf Course is located right next to the residence. "Information on the risks to which this property is exposed is available on the Gégisques website."

