

599 000 €

For sale house  
 5 rooms  
 Surface : 130 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>  
 Surface of the land : 167 m<sup>2</sup>  
 Year of construction : 1989  
 Exposition : Est  
 View : Panoramique  
 Hot water : Electrique  
 Inner condition : good  
 External condition : good  
 Couverture : Tuiles

**Features :**

Jacuzzi, Studio indépendant, air conditioning, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

- 4 bedroom
- 2 terraces
- 1 bathroom
- 2 showers
- 2 WC
- 1 garage
- 2 parkings
- 1 cellar

**Energy class (dpe) :** C

Emission of greenhouse gases (ges) : B  
 17/09/2024 - Prix T.T.C



## House 2514 Mandelieu-la-Napoule

Ideally located in the popular Roc Fleuri district of Mandelieu-la-Napoule, precisely in the heights of Capitou, this charming single-storey semi-detached house of 130 m<sup>2</sup> benefits from optimal sunshine. Its bright living room with its 50 m<sup>2</sup> equipped American kitchen are all attractive assets. You will enjoy four bedrooms including a master suite with its bathroom. Two terraces, a terraced garden and a panoramic view complete this enchanting setting. Concerned with your comfort, this property offers quality services: a garage, a cellar, a mezzanine, a veranda, wood stove heating and reversible air conditioning, double glazing, and two shower rooms with WC. And to top it all off, two parking spaces and an independent 33 m<sup>2</sup> studio are included. Enjoy the peace and quality of life with complete peace of mind!

**Fees and charges :**

Annual current expenses 720 €

Well condominium

2 lots in the condominium 599 000 € fees included

