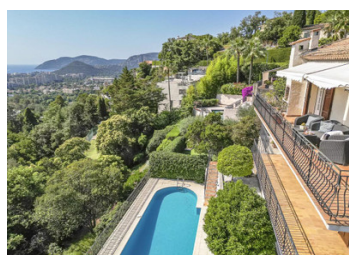
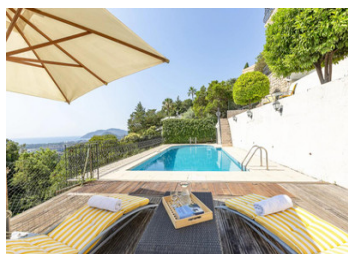


## Charming villa with sea view on the Heights of Mandelieu



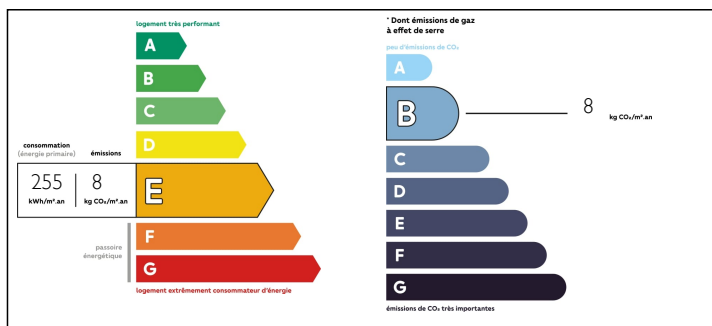
## INFORMATION

Town:	Mandelieu-la-Napoule
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1130 m2

## IN BRIEF

Charming villa from the 1970s on 2 floors, with a view of Mandelieu la Napoule, the oldest golf course in southern France and the bay of Cannes. The property contains on the upper level: An entrance hall in connection with the kitchen and large living/dining room with fireplace, an office, a big bathroom with shower and bathtub and a toilet. On the lower level: 1 Master bedroom and 2 large bedrooms, 1 large bathroom with shower and tub, and laundry room. All rooms in the house have access to terraces with sea view. Newly renovated swimming pool. Parking for 4 cars. Plot of 1130 sqm, with staggered level terraces ending in a cheeky "Mimose blooming" valley. Location: 10 min. to the town and beaches of La Napoule, 15-20 min. to the center of Cannes and approx. 25 min to Nice airport. Must see!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2177 EUR**

## NOTES

## DESCRIPTION

Charming villa from the 1970s on 2 floors, with a view of Mandelieu la Napoule, the oldest golf course in southern France and the bay of Cannes.

The property contains on the upper level: An entrance hall in connection with the kitchen and large living/dining room with fireplace, an office, a big bathroom with shower and bathtub and a toilet.

On the lower level: 1 Master bedroom and 2 large bedrooms, 1 large bathroom with shower and tub, and laundry room.

All rooms in the house have access to terraces with sea view. Newly renovated swimming pool. Parking for 4 cars.

Plot of 1130 sqm, with staggered level terraces ending in a cheeky "Mimose blooming" valley.

Location: 10 min. to the town and beaches of La Napoule, 15-20 min. to the center of Cannes and approx. 25 min to Nice airport.

Must see!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>