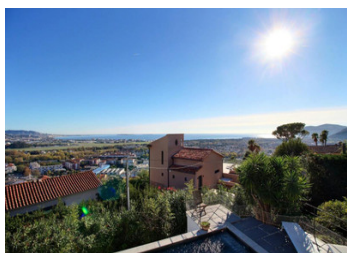
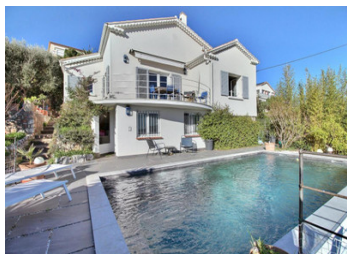


## Villa with Sea View, Pool and Independent Studio on the Heights of Mandelieu



## INFORMATION

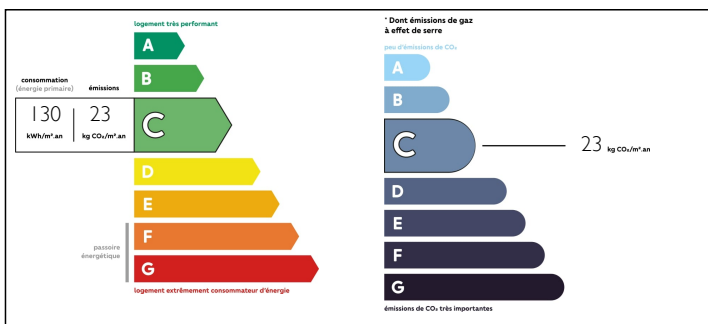
Town:	Mandelieu-la-Napoule
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	838 m2



## IN BRIEF

Charming villa on the heights of Mandelieu with a superb view of the sea and the Lerin Islands and a lovely pool area with south/southeast exposure. The main villa consists of two bedrooms, a light and airy living room overlooking the terrace and the magnificent views. There is a garage and an independent studio on the pool level. With its proximity to the centre and all Mandelieu has to offer including easy access to the motorway, this is an opportunity not to be missed.

## 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.



## DESCRIPTION

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

## LOCAL TAXES

Taxe foncière: **989 EUR**

## NOTES