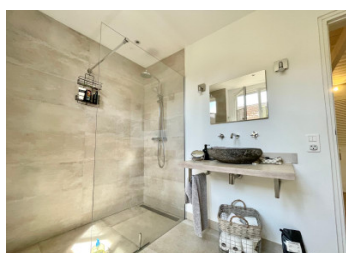


3 bedroom apartment situated in Mandelieu-la-Napoule



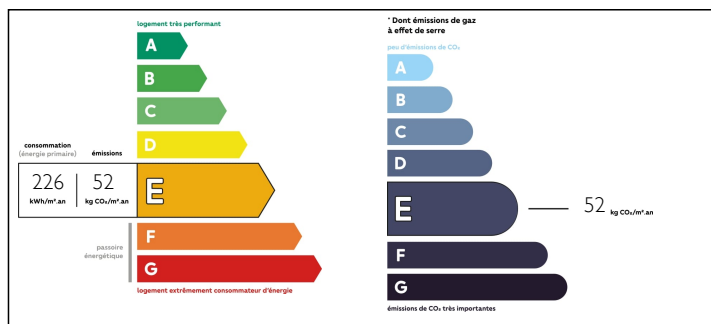
INFORMATION

Town:	Mandelieu-la-Napoule
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	96 m2
Outside Space:	150 m2

IN BRIEF

Located in Mandelieu LA NAPOULE sector, 5 minutes walk from the beaches, the golf course, the village of La Napoule and its restaurants, the train station and the marina. Superb 4-room ground floor of a villa, 103m2 (96.42m2 loi carrez) fully renovated with quality fittings.

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

It comprises a vast living room with fireplace, a beautiful dining room, a fitted kitchen, a bedroom (currently a TV room), a dressing room/study, a shower room with toilet.

Upstairs, there is a second bedroom with air conditioning.

Outside, a charming guest house been completely renovated and comprises a large air-conditioned bedroom with high ceilings, a separate toilet, a kitchenette and a shower room.

The south-west-facing garden measures approx. 150 m² with lemon trees, vines, several well-exposed terraces, summer kitchen, carport, automatic gate. The property is situated in a quiet cul-de-sac, within walking distance of all amenities.

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

NOTES