

## Mandelieu La Napoule - Beautiful two-bedroom apartment in the secure domain of Le Grand Duc

EXCLUSIVE

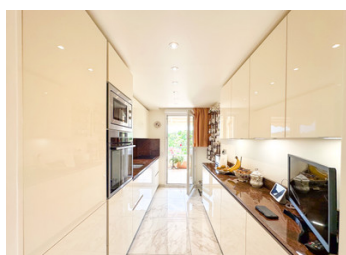


## INFORMATION

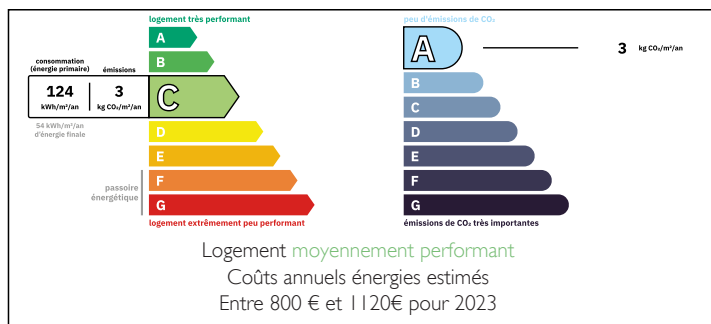
Town:	Mandelieu-la-Napoule
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	80 m2
Outside Space:	16 m2

## IN BRIEF

Beautiful 3-room apartment set within a prestigious, secure estate, guarded 24/7. Residents enjoy access to top-tier amenities, including tennis, a swimming pool, and a fitness room. Located on the 2nd floor (of 3) of a well-maintained building with an elevator, this 80 m<sup>2</sup> apartment, entirely renovated with care, offers a pleasant and functional living environment. Perfect for a family or couple looking for comfort and space, it comprises three ideally arranged rooms.

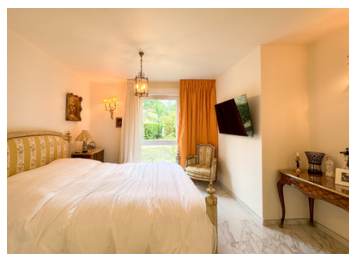


## ENERGY - DPE



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

The apartment is composed as follows: An entrance hall with a sleeping area on the right, a high-end independent kitchen, a living room bathed in light thanks to its south-south-west exposure.

The apartment also boasts an 16 m<sup>2</sup> outdoor space, perfect for enjoying fine weather, as well as a cellar, offering practical storage while preserving the order and elegance of your interior.

Two shower rooms and a separate toilet complete this property, providing real comfort on a daily basis.

The calm surroundings and unobstructed view of the hills create a peaceful atmosphere, ideal for relaxing after a busy day.

You'll enjoy a privileged living environment thanks to access to the Domaine's private swimming pool. The Sports Club and several tennis courts are optional extras.

The apartment is sold with a basement garage and a cellar on level 0.

In terms of amenities, several schools (nursery, elementary and primary) are located within a 10 km radius, ideal for families. Getting around is also easy thanks to the nearby train station and quick access to the A8 freeway, just 1 km away.

A rare property combining modernity, tranquility and functionality, waiting to be discovered.

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Co-owned building of 3 units  
Provisional annual charges: 4000€

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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: 1216 EUR**

**Taxe habitation: EUR**

## NOTES