

Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

# Villa with swimming pool close to Cannes

Objektnummer: 84250484



KAUFPREIS: 1.808.000 EUR • WOHNFLÄCHE: ca. 194 m<sup>2</sup> • ZIMMER: 7 • GRUNDSTÜCK: 1.530 m<sup>2</sup>

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## Auf einen Blick

Objektnummer	84250484
Wohnfläche	ca. 194 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	7
Baujahr	1989
Stellplatz	1 x Carport, 1 x Garage

Kaufpreis	1.808.000 EUR
Haus	Einfamilienhaus
Gesamtfläche	ca. 194 m <sup>2</sup>
Nutzfläche	ca. 269 m <sup>2</sup>
Ausstattung	Schwimmbad, Kamin

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## Auf einen Blick: Energiedaten

Heizungsart	Ofenheizung	Endenergie- verbrauch	268 kWh/m²a
Befuerung	Gas		

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## Die Immobilie



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## Ein erster Eindruck

In the most sought-after area of Mandelieu La Napoule, villa of about 200 m<sup>2</sup> of living space. Built in 1990, it was renovated in 2008 and offers on one level an entrance hall, a beautiful living/dining room with high ceilings and a fireplace. You then have a fitted kitchen of 25 m<sup>2</sup> with a dining area in front of a fireplace, TV lounge, four bedrooms and three shower rooms. All the rooms open onto the terrace and the pool area with a south-west exposure, allowing you to enjoy the sun until the evening. The garage and the basement represent a surface area of 80 m<sup>2</sup> communicating with the main house. This area could be converted to increase the living space. A carport with two parking spaces completes the project. With the village and beaches of La Napoule just a few minutes walk away, you have a great location. Quiet, yet everything close by. The Mandelieu golf courses are 5 minutes away by car, Cannes centre is 10 minutes away and Nice airport is 25 minutes away. A rare opportunity to seize! Estimated annual energy expenditure for standard use: between €3114 and €4214 (subscriptions included). Energy price reference date to establish this estimate: 01/01/2021. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Martina Aniansson & Marc Sebastian Aniansson

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*To Disclaimer of von Poll Immobilien GmbH*

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[www.von-poll.com](http://www.von-poll.com)