

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

Villa with swimming pool close to Cannes

Property ID: 84250484



PURCHASE PRICE: 1.649.000 EUR • LIVING SPACE: ca. 194 m² • ROOMS: 7 • LAND AREA: 1.530 m²

Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

At a glance

Property ID	84250484	Purchase Price	1.649.000 EUR
Living Space	ca. 194 m ²	Total Space	ca. 194 m ²
Available from	According to the arrangement	Condition of property	In need of renovation
Rooms	7	Usable Space	ca. 269 m ²
Year of construction	1989	Equipment	Swimming pool, Fireplace
Type of parking	1 x Car port, 1 x Garage		

Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

Energy Data

Type of heating	Stove	Final energy consumption	268 kWh/m ² a
Power Source	Gas		

Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

The property



Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

A first impression

In the most sought-after area of Mandelieu La Napoule, villa of about 200 m² 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 m² 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 m² 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

Property ID: 84250484 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

76 Boulevard de la Croisette Cannes
E-Mail: frenchriviera@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com