

249 500 €

For sale apartment

2 rooms

Surface : 27 m<sup>2</sup>

Year of construction : 1991

Exposition : Sud est

View : Mer

Hot water : Individuelle

Inner condition : Excellent

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, residential,  
electric shutters, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

#### Legal information

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Fees paid by the owner, well  
condominium(111 lots in the  
condominium), annual current expenses  
3 660 € (305 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 126 Saint-Raphaël

2 Rooms - Le Hameau - CAP ESTEREL – Garden level with sea and garden view, parking space Are you dreaming of a pied-à-terre just a stone's throw from the sea, nestled in a green and peaceful setting? Magnificent 2-room apartment with a wide layout, located on the ground floor, with a breathtaking view: sea side on one side, garden side on the other and the Roches Rouges. The apartment has been tastefully renovated, in a modern and warm style. The living room with open kitchen opens onto a large double terrace, ideal for breakfasts in the sun or aperitifs at dusk. There is a separate toilet, a comfortable bathroom, and a large, bright bedroom with direct access to the terrace. A private parking space completes the property. A rare property, combining comfort, location and elegance, perfect for a second home or rental investment.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 420 and 620 € (reference year 2021)  
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