

266 000 €

**For sale apartment**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : prestige**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential, 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 (182 lots in the condominium), annual current expenses 3 936 € (328 € 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 131 Saint-Raphaël

Rue des Jardins district - 2 rooms with a large terrace and a parking space

Located on the second floor, at the end of the corridor, this air-conditioned 2-room fan-shaped apartment combines comfort, elegance and a breathtaking panorama. Its large, welcoming, and light-filled terrace invites you to dream, share, or simply admire. A perfect setting for lovers of the sea and the exceptional. The bedroom opens onto the terrace. The bathroom and toilet are separate. The property has a parking space, and this condominium also includes owner's premises and a bicycle storage room. Freehold property - ideal for a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel mountains - 5 swimming pools - 1 golf course - tennis and padel courts, shops and restaurants. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 560 and 820 € (reference year 2021)  
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