

**159 900 €**

**For sale apartment**

**1 room**

**Surface : 22 m²**

**Year of construction : 1989**

**Exposition : Nord est**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : prestige**

**Building condition : good**

**Features :**

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

1 terrace

1 bathroom

1 WC

1 parking

**Legal information**

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Fees paid by the owner, well  
condominium (97 lots in the condominium),  
annual current expenses 3 036 €  
(253 € 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 146 Saint-Raphaël

Sea view studio with corner terrace + covered parking - Cap Estérel - LE HAMEAU - Allée de l'Horizon – Agay Located in the prestigious Cap Esterel estate in Agay, this charming 22.50 m² studio on the first floor, with easy access, offers a great opportunity whether you're looking for a seaside pied-à-terre or a rental investment. It features a bright living area opening onto an east-facing terrace, perfect for enjoying the morning sun and offering a pleasant unobstructed view of the estate's gardens, the Estérel mountains, and the bay of Agay. This studio is sold free of any management contracts, giving you complete freedom of use. The property also includes a spot in the covered parking. Nestled between the Mediterranean Sea and the Estérel mountains, the estate offers an exceptional living environment with numerous amenities: five swimming pools, a golf course, tennis and padel courts, as well as shops and restaurants just a short walk...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 500 and 730 € (reference year 2021)  
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