

1 575 000 €

For sale maison de caractère

6 rooms

Surface : 210 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 1982

Exposition : Plein sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

pool, Cheminée, Bedroom on ground floor,  
 Laundry room, calm

5 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

29/04/2024 - Prix T.T.C



## Maison de caractère 2415 Mandelieu-la-Napoule

Magnificent property built in 1982 by the architect NARDO, sitting on a plot of 1500 m<sup>2</sup> with a beautiful landscaped garden, a barbecue area and an infinity pool. Dominant view from the villa which offers a living area of 200 m<sup>2</sup>, including: On the ground floor : A large cathedral entrance, a dining room, a large living room with fireplace, a reading room, a fully equipped independent kitchen, a bedroom, an office, a guest toilet. On the 1st floor : a beautiful hallway leads to a bedroom with cupboard and balcony, a shower room, a separate toilet, a second bedroom, then the master bedroom with its dressing room, bathroom and solarium. On the ground floor : a large space which can be converted into an apartment, currently including garage, cellar, gym, laundry room and toilet. Very good quality of construction from the earthworks to the roof (All plans are available). TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, for the organization of any visit, you will be required to present an identity document. This property is subject to authorization for distribution by an agency that is a member of common transaction software. The amount of applicable fees is that which corresponds to the scale of the agency holding the main mandate (more

