



Price on request

For sale apartment

1 room

Surface : 22 m²

Year of construction : 1989

Exposition : Nord ouest

View : Montagne

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

double glazing, gated, calm, residential,
pool, Parking visiteurs

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

30/08/2025 - Prix T.T.C



Apartment 1838 Saint-Raphaël

Cap Esterel - Agay. A fantastic opportunity for this air-conditioned studio of 22.46 m², Renovated studio with terrace and breathtaking views. Just unpack and let yourself be enchanted... Conveniently located on the first floor at the bottom of Rue des Commerces, this 22.46 m² studio, fully renovated and air-conditioned, welcomes you into a peaceful and soothing setting, with stunning views of the Red Rocks and the Esterel hills. Outside, a spacious terrace of 8.25 m² extends the living area—perfect for breakfasts, aperitifs, or simply taking in the panorama. Inside, the space has been cleverly optimized to comfortably accommodate four guests without sacrificing comfort or style. Carefully designed atmosphere, modern amenities, and that unmistakable holiday vibe! A true cozy retreat, move-in ready, ideal for those who love to relax, savvy investors, or fans of the French Riviera. Management freedom – perfect as a pied-à-terre or rental investment. An exceptional estate between the sea and the Esterel – 5 swimming pools – 1 golf course – tennis and padel courts, shops and restaurants. Charges include water and electricity (thanks to individual submeters, you pay according to your actual consumption, after a preliminary estimate). They also cover the building's upkeep,



environment... where all that's left is to drop your bags (or your towel)! "Information on the risks to which this property is exposed is available at <https://www.geonsques.gouv.fr>"

Fees and charges :

Carte professionnelle n°5141T Alpes-Maritimes - RCS Cannes 448 402 560

Annual current expenses 2 160 €

Code NAF 6831Z - SIRET 448 402 560 00016 - Document non contractuel

Well condominium

70 lots in the condominium

Webcam Immobilier - 14 Avenue des Broussailles - 06400 Cannes

Tél. +33 (0)4 93 39 11 68 - Fax +33 (0)4 83 15 10 73 - info@webcamimmobilier.com

