

# Theoule-sur-Mer / Pied-a-terre in the centre at the sea

Price : € 149.500

Rooms : 2

Bedrooms : 1

Bathrooms : 1

Sqft : 25.87 m²

Type : Apartment

Reference ID : 2286 / 442

## OFFER ACCEPTED

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The apartment (ca.26m2) is located at the rear (south / west) of the complex with a view of green and is ready-to-go!

In beautiful residence with communal pool and large sun terrace, with stunning sea and mountain views; within walking distance of the beach, the sea, the restaurants, the center with its charming shops and restaurants, but also the train station of Theoule-sur-Mer is within reach!

The layout is as follows: entrance hall, large storage cupboard, bedroom, design bathroom with shower, toilet, sink, design kitchen with appliances such as a washing machine, window to the terrace, cozy sitting room with sliding doors to the sun terrace with electric blinds.

The apartment is equipped with airconditioning and can be delivered fully furnished.

The closed residence is well maintained and beautifully situated with a communal swimming pool, sun terrace near the sea and a table tennis spot. There is a garden and a large communal parking lot.

Theoule-sur-Mer is located just before Cannes, direction Saint Tropez and we count in this part of southern France with about 300 days of sunshine per year!

### Features :

|                  |                   |                  |           |
|------------------|-------------------|------------------|-----------|
| Air-conditioning | Double glazing    | Internet         | Furnished |
| Electric awnings | Electric shutters | Outdoor lighting | Caretaker |
| Intercom         | Electric gate     | Swimming pool    |           |

### Area`s:

|            |               |                          |           |
|------------|---------------|--------------------------|-----------|
| 1 Entrance | 1 Living-room | 1 Shower room / Lavatory | 1 Kitchen |
| 1 Bedroom  | 1 Cupboard    |                          |           |

### Nearby:

|                         |                      |                      |                         |
|-------------------------|----------------------|----------------------|-------------------------|
| Airport (45 minutes)    | Highway (5 minutes)  | Bus (10 metres)      | Town centre (10 metres) |
| Shops (10 metres)       | Train station (1 km) | Sea (15 metres)      | Park (15 metres)        |
| Public pool (10 metres) | Beach (15 metres)    | Sea port (15 metres) | Supermarket (15 metres) |

Energy - Conventional consumption Class : F

Energy - Emissions estimate Class : C

Land Value Tax : 373 € / year

Housing Tax : 641 € / year

Energy - Conventional consumption : 379 kWh/m².year

Energy - Emissions estimate : 20,3 kg éqCO2/m².year

See more

<https://azurpavillon.com/real-estate/listing/theoule-sur-mer-pied-a-terre-in-the-centre-at-the-sea-2364487>