

**399 000 €**

**Buying apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 16 m²**

**Year of construction : 1960**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, visitor parking

2 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

28/04/2025 - Prix T.T.C



### Apartment 1925 Cagnes-sur-Mer

Charming 3-room apartment in Cagnes-sur-Mer, located in the quiet and residential area of Cros-de-Cagnes. Its generous living space totals 69 m², plus a large 30 m² terrace offering an unobstructed view and southern exposure. The spacious living room is 16 m². The apartment, in perfect condition, is ideally located on the garden level of a 4-storey building dating from 1960 and well maintained. Independent equipped kitchen, individual electric heating and individual electric hot water add to the assets of this property. For your safety and comfort, you will also benefit from an elevator, double glazing, an armored door and electric roller shutters. Note: 2 bedrooms, a shower room, two toilets, a terrace, a cellar and a visitor parking lot. An opportunity not to be missed!

**Fees and charges :**

Annual current expenses 1 284 €

Well condominium

52 lots in the condominium 399 000 € fees included

