



245 000 €

**For sale apartment**

**2 rooms**

**Surface : 54 m²**

**Surface of the living : 22 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : new**

**Standing : luxury**

**Building condition : good**

**Features :**

lift, gated, calm, armored door, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (15 lots in the condominium), annual current expenses 2 160 € (180 € 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 mpo Cagnes-sur-Mer

For sale, magnificent 2-room apartment located in the downtown district of Cagnes-sur-Mer. This charming property, with an area of 54 m², offers a bright living space of 22 m² as well as a pleasant terrace of 6 m². Ideally located on the 1st floor of a luxury 4-storey building, the apartment benefits from a southern exposure offering an impregnable city view. The American kitchen is fully equipped and hot water is produced by an individual electric water heater. Comfort is provided by individual heating with reversible air conditioning. The interior condition of the apartment is new. In addition, the secure and quiet residence has an elevator, an armored door and electric shutters. A bedroom, a shower room, toilets, a terrace, private parking and a cellar complete the services of this exceptional property. The downtown sector of the city of Cagnes-sur-Mer, located in 06800, is a dynamic and attractive place. With its lively streets and...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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