



460 000 €

**For sale apartment**

**Surface : 83 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Aperçu mer**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : luxury**

**Building condition : Ravalement fait**

**Features :**

lift, gated, calm, armored door, residential, electric shutters, pool

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (236 lots in the condominium), annual current expenses 1 740 € (145 € 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 2433 Cagnes-sur-Mer

CAGNES SUR MER. In a secure seaside residence with a swimming pool, this spacious 3-room apartment of 83m<sup>2</sup>, facing East/West, opens onto a terrace and a loggia with a laundry drying area. It benefits from all the advantages of the residence thanks to its central location. The layout is as follows: entrance with wardrobe, living room opening onto an East-facing terrace, equipped kitchen opening onto a West-facing loggia with laundry area, hallway with wardrobe and toilet, 2 bedrooms including one with a walk-in closet, bathroom. The features are of good quality: construction, insulation, waterproofing, flawless materials. The condominium is very well managed. Charges: €147/month. Energy rating: C, GHG: C. A cellar and a parking space complete this property. The immediate proximity to the beaches and the racetrack, as well as to shops, provides great living comfort. Ideal as a primary residence.

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