



DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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460 000 €

For sale apartment

Surface : 83 m²

Surface of the living : 28 m²

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

460 000 €

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.



Apartment 2433 Cagnes-sur-Mer

CAGNES SUR MER. In a secure seaside residence with a swimming pool, this spacious 3-room apartment of 83m², 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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