



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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765 000 €

**For sale apartment**

**5 rooms**

**Surface : 150 m²**

**Surface of the living : 98 m²**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : new**

**Features :**

lift, gated, armored door, electric blinds,  
electric shutters, visitor parking

4 bedroom

1 terrace

1 bathroom

3 showers

3 WC

3 parkings

#### Legal information

765 000 €

Fees paid by the owner, well  
condominium (3 lots in the condominium),  
annual current expenses 1 848 €  
(154 € 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 2417 Saint-Laurent-du-Var

ST LAURENT DU VAR. Cap 3,000. Located on the elevated first floor of a small 2-story luxury building, this exceptional apartment opens onto a loggia, a balcony and a terrace. It offers more than 156m² distributed in harmony where priority has been given to the living room with open kitchen totaling 90m². The sleeping area is made up of a master bedroom with bathroom, two other en-suite bedrooms with shower room and an office. The services are remarkable and elegant. Shops and beaches are in the immediate vicinity. Charges: €154/month. Property Tax 2023: €2,085. DPE and EDE: in progress.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 930 and 1310 € (reference year 2023)  
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