



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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149 000 €

**For sale apartment**

**1 room**

**Surface : 21 m²**

**Surface of the living : 14 m²**

**Year of construction : 1930**

**Exposition : Sud est**

**View : Bord de mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

lift, gated

1 bathroom

1 WC



## Apartment 2348 Cagnes-sur-Mer

CAGNES SUR MER.Seaside. This pretty pied-à-terre facing the sea is located on the 2nd floor of a small building of good quality and low charges. It is well distributed: entrance with kitchenette, living room and complete bathroom with window and it opens onto the South and East through two large windows. Its high ceilings give the possibility of a mezzanine. Good rental investment, close to beaches and racecourse; close to shops and transport. Charges: 81€/month collectively.

### Legal information

149 000 €

Fees paid by the owner, well condominium, annual current expenses 972 € (81 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 380 and 570 € (reference year 2022)  
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