

213 000 €

**For sale apartment**

**2 rooms**

**Surface : 30 m²**

**Surface of the living : 15 m²**

**Year of construction : 1997**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Double Glazing, Secured residence, Calm, residential, Air conditioning

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Legal information**

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Fees paid by the owner, well condominium(32 lots in the condominium), annual current expenses 360 € (30 € 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 2646 Cagnes-sur-Mer**

In a charming, quiet residence, a true haven of peace, a beautiful one-bedroom apartment of 30 m² (27 Carrez) on the first and top floor, with windows on both sides. Bright living room featuring a recently renovated fully equipped open-plan kitchen, living area with reversible air conditioning, lovely southwest-facing terrace offering an unobstructed view of the surrounding villas. Decently sized bedroom with ample storage, bathroom, and to complete the whole, a private outdoor parking space.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 490 and 720 € (reference year 2025)  
 Document non contractuel - 06/12/2025

