

262 000 €

For sale apartment

2 rooms

Surface : 48 m<sup>2</sup>

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

Year of construction : 2008

Exposition : Plein sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : good

Features :

Lift, Double Glazing, Secured residence,  
Calm, 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(30 lots in the condominium),  
annual current expenses 1 500 €  
(125 € 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 2371 Cagnes-sur-Mer

In a small, secure building in the quiet Malvans district 2 room apartment in perfect condition facing south. Beautiful living room of 30m<sup>2</sup> with living room, dining room, kitchen area and pantry opening onto a deep terrace with a view of the surrounding trees, not overlooked. Shower room with a walk-in shower, separate toilet. Bedroom with bright closet. Plenty of storage. The apartment is sold furnished. Private outdoor parking completes the property.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 360 and 570 € (reference year 2021)  
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