

**394 000 €**

**For sale apartment**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 30 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
 Calm, residential, Electric blinds, Electric  
 shutters, Air conditioning

**2 bedroom**

**2 terraces**

**1 shower**

**1 WC**

**1 garage**

**2 cellars**

**Legal information**

394 000 €

Fees paid by the owner, well condominium,  
 annual current expenses 1 800 €  
 (150 € 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 2630 Cagnes-sur-Mer

**UNDER OFFER:** Stunning top-floor apartment in Cagnes-sur-Mer, located in the residential Val Fleuri neighborhood. Beautiful 2-bedroom apartment boasting a total area of 72 m², featuring a spacious 30 m² living room, two bright bedrooms with storage, and a modern shower room. The open-plan kitchen is fully equipped and opens onto a large 42 m² terrace, facing southeast with a lovely unobstructed view. Additional amenities include individual heating with reversible air conditioning, elevator, double glazing, secure residence, quiet environment, and electric blinds and shutters. An electrified garage and two cellars complete this property in excellent interior condition. Feel free to contact us to arrange a viewing.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 730 and 1040 € (reference year 2025)  
 Document non contractuel - 05/12/2025

