

## Price on request

### Contact agency

#### Brun Immo Soleil

7 Boulevard J. F. Kennedy

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### For sale apartment

2 rooms

Surface : 44 m²

Surface of the living : 18 m²

Year of construction : 1955

Exposition : Est ouest

View : Mer

Hot water : Individuelle électrique

Standing : improved plan

Building condition : Cleaning is

### Features :

lift, gated, armored door, residential,  
electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## Apartment Cagnes-sur-Mer

In Cagnes sur Mer, opposite the Hippodrome, discover a charming one-bedroom apartment with sea views. This property opens onto a pleasant small terrace facing the Hippodrome as well as a long east-facing balcony. The layout is traditional, featuring a bedroom in complete tranquility. The apartment has undergone significant upgrades, especially in terms of thermal and sound insulation, as well as home automation including roller shutters, electric blinds, a state-of-the-art hot water tank, and an air conditioning system. Only painting work might be considered to further personalize the space. This property also includes a large cellar and secure communal parking. Monthly fees amount to €143, covering heating and water. The estimated energy cost is between €680 and €970 per year for 2023, and the property tax for 2022 is set at €623. The asking price is €275,000, with fees payable by the sellers. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 1 716 €

Well condominium

