

**Price on request**

**Contact agency**

**Chez Soi Immo**

5 Rue Robert Lecat

06800 Cagnes-sur-Mer

/ info.chezsoi.immo@gmail.com

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 28 m²**

**Hot water :** Individuelle

**Inner condition :** excellent

**Standing :** residential

**Building condition :** GOOD

**Features :**

CALM, Deep terrace, AIR CONDITIONING,  
double glazing, Proximité commerces,...,  
Near the ocean

1 bedroom

1 terrace

1 bathroom

2 WC

**Energy class (dpe) :** E

**Emission of greenhouse gases (ges) :** B

Document non contractuel

03/10/2025 - Prix T.T.C



### Apartment 535 Cagnes-sur-Mer

For sale, Cagnes-sur-Mer, Pinède neighborhood, 2-room villa apartment of 45m<sup>2</sup> Carrez law but over 61m<sup>2</sup> of floor space, close to the beach. The apartment includes on the ground floor a spacious open area: living room, dining room, and kitchen (with pantry) opening onto a large terrace with private access (like in a villa) and a separate WC; upstairs, an attic bedroom with its bathroom and WC. Close to the beach (with pedestrian access directly to the seafront) and shops. Very quiet. Low fees. A guaranteed favorite. Ideal as a pied-à-terre. Property under co-ownership regulations, price shown includes seller's fees. Contact agent: Virginie at 06.52.59.60.29.

**Fees and charges :**

Annual current expenses 480 €

Well condominium

