

183 750 €

**Contact agency**

**La Pinède Immobilier**

10, avenue de la Serre

06800 Cagnes-sur-Mer

04 93 20 63 30 / [info@pinede-immobilier.com](mailto:info@pinede-immobilier.com)

**For sale apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 18 m²**

**Year of construction : 1980**

**Exposition : Sud est**

**View : Dégagée verdure**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Features :**

lift, gated, CALM

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

23/05/2025 - Prix T.T.C



**Apartment 2096 Cagnes-sur-Mer**

EXCLUSIVE 2-room apartment on the top floor in a bright corner, ideally arranged. Entrance, living room, independent kitchen (US possibility) opening onto large terrace of 15m², 1 bedroom, 1 bathroom, 1 independent toilet and 1 cellar. Close to all amenities. Sold rented until 07/10/2025 at 900 euros per month including charges. Ideal investor! Charges €/month. Property tax €/year. The property is subject to the status of co-ownership. Number of batches: NC Annual charges: €2,760/year Fees payable by the seller. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

Annual current expenses 2 760 €

Well condominium

183 750 € fees included

