

228 500 €

Contact agency

**MK IMMOBILIER**

165 Avenue de Nice

06800 Cagnes-sur-Mer

09 70 94 70 18 / contact@mk-immo.fr

**For sale apartment**

**2 rooms**

**Surface : 39 m²**

**Surface of the living : 17 m²**

**Year of construction : 1978**

**Exposition : Ouest**

**View : Verdure**

**Hot water : Collective chaudière**

**Inner condition : GOOD**

**Standing : standing**

**Building condition : GOOD**

**Features :**

Fenêtres coulissantes, double glazing, lift, intercom, lift, double glazing, gated, CALM, residential

1 bedroom

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

06/05/2025 - Prix T.T.C



## Apartment Cagnes-sur-Mer

Superb 2 Rooms of 37.89 m² in Vespins – Sea Side, Calm and Bright In the sought-after Vespins district, discover this two-room apartment of 37.89 m² (Carrez law), located on the 2nd floor of a 3-story residence, offering a peaceful and privileged living environment. Property features: South-west exposure: ideal brightness all day long. 10.98 m² tiled terrace: enjoy a clear view and a pleasant outdoor space for your moments of relaxation. Closed kitchen with the possibility of opening onto the living room, to create a spacious and welcoming living area. New windows and air conditioning installed for optimal comfort in all seasons. Additional assets: Located on the sea side, in absolute calm. Close to beaches, shops and transport. This property, rare in the area, is ideal as a main residence, secondary residence or for a rental investment.

Fees and charges :

Annual current expenses 2 040 €

Well condominium

70 lots in the condominium 228 500 € fees included

