

Price on request

Contact agency

Portissim

7 Quai de la Perouse - Port de Plaisance
06700 Saint-Laurent-du-Var
+33 (0)4 93 07 31 62 / portissim@orange.fr

For sale apartment

3 rooms

Surface : 71 m²

Surface of the living : 26 m²

Year of construction : 1980

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

double glazing, air conditioning,
CARETAKER, electric blinds, electric
shutters, Piscine dans copropriété

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

22/08/2025 - Prix T.T.C



Apartment 25735 Cagnes-sur-Mer

Cagnes-sur-Mer/duplex apartment/Garden/Garage RARE opportunity in a quiet, leafy residence with a swimming pool—come discover this 3-room apartment/villa offering 71m² of living space plus 26m² of convertible basement. The garden-level floor features a west-facing living/dining room extended to the south by a veranda over 18m² where indoor and outdoor spaces seamlessly blend. You'll also find a fitted kitchen and a guest toilet. The first floor is dedicated to the sleeping area, with two bedrooms, a bathroom, and an enclosed terrace that can serve as an office or relaxation spot. Downstairs, the basement offers a room of more than 23m² ready to be customized to your needs, with a shower room and a workshop/cellar, totaling over 42m². Naturally, the outdoor area is just as charming, featuring a terrace where you can enjoy meals and relax in the wooded garden. Plus, a garage in the basement. A must-see soon! "The information on risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr"

Fees and charges :

Annual current expenses 2 600 €

Well condominium

314 lots in the condominium

