

**Price on request**

**Contact agency**

**ATRIO IMMOBILIER**

21, avenue Général Leclerc

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**For sale duplex**

**3 rooms**

**Surface : 90 m²**

**Surface of the living : 36 m²**

**Year of construction : 2014**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, residential,  
electric blinds, electric shutters, AIR  
CONDITIONING

2 bedroom

3 terraces

1 bathroom

2 WC

2 parkings

**Energy class (dpe) : B**

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

Document non contractuel



**Duplex 2668 Cagnes-sur-Mer**

Cagnes-sur-mer, Collettes area, beautiful 3/4-room apartment-villa of 90m², nestled in a peaceful and green setting. It features a spacious, bright living room with a fully equipped kitchen, opening onto a 24m² terrace. From the terrace, access to the garden level allows you to enjoy an additional outdoor space of 68m². There is the possibility to install a small pool, which was previously there. Upstairs, two lovely bedrooms and a bathroom equipped with both a bathtub and a shower, also leading to a second terrace of 18m². It also includes a utility room with laundry facilities providing ample storage. Two parking spaces complete this rare property.

**Fees and charges :**

Annual current expenses 1 080 €

Well condominium

5 lots in the condominium

