

## Price on request

### Contact agency

Cabinet ALPES AZUR Immobilier

4, avenue de Nice

06800 Cagnes-sur-Mer

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### For sale apartment

3 rooms

Surface : 77 m²

Surface of the living : 25 m²

Year of construction : 1975

Exposition : Sud est Nord ouest

View : Mer panoramique

Hot water : Collective

Inner condition : to renovate

Standing : GOOD

Building condition : GOOD

### Features :

Ascenseur, Gardien, gated, Piscine olympique, Quiet residential, Traversant lumineux, Dressing, Cellier, electric shutters, Club House, Tennis, Parc arboré, Lacs, Transport au pied de...

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

Document non contractuel

21/01/2026 - Prix T.T.C



## Apartment 12995 Cagnes-sur-Mer

MAGICAL SEA VIEW from CAP FERRAT to CAP d'ANTIBES with no direct neighbors, situated in a quiet, prestigious gated community with security, featuring a swimming pool, tennis courts, fitness room, billiards, restaurant... located in the sought-after and popular Parc Saint Véran area in CAGNES sur MER, our agency offers for sale this spacious 3-room apartment on a high floor with dual exposure, providing a spectacular front view of the sea and a stunning panoramic view of greenery and calming mountains at the rear. The interiors, in their original condition, allow for renovation according to personal tastes. The living room and master bedroom open onto a large terrace bathed in morning sunlight. The kitchen, extended by an external laundry pantry, and the second bedroom open onto a secondary terrace catching the last rays of the sun. A bathroom with built-in storage, a separate toilet, a dressing room, a cellar, and covered parking in a secured garage complete this highly attractive property to enhance, EXCLUSIVE, €450,000, Fees payable by the Seller, Property under co-ownership status, ALPES AZUR Real Estate Office [www.alpesaazur.com](http://www.alpesaazur.com) The apartment sales specialist 04.93.20.10.00

Fees and charges :

Annual current expenses 4 680 €

Well condominium

