

## Price on request

Contact agency

Delain Immobilier

7 promenade de la plage

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For sale apartment

3 rooms

Surface : 95 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1974

Exposition : Ouest

View : Citadine

Hot water : Individuelle gaz

Inner condition : GOOD

Features :

lift, double glazing, armored door, CELLAR

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C



## Apartment Cagnes-sur-Mer

EXCLUSIVE: downtown LARGE LIVING SPACE for this CROSS-VENTILATED 3/4-room apartment of 94.70m<sup>2</sup> featuring: entrance hall, DOUBLE LIVING ROOM of 33.93m<sup>2</sup> opening onto a 9.48m<sup>2</sup> west-facing terrace, separate kitchen with adjoining pantry and balcony, hallway, closets, 2 bedrooms measuring 16.02m<sup>2</sup> and 11.76m<sup>2</sup>, bathroom, separate WC, 15.86m<sup>2</sup> GARAGE. SECURE DOOR, DOUBLE GLAZING, ENERGY RATING C, AIR CONDITIONING, cold water and collective gas heating. ALL AMENITIES WITHIN WALKING DISTANCE (supermarket, pharmacy, restaurants, schools...)! This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 256 €

Well condominium

193 lots in the condominium

Document non contractuel

