

**Price on request**

**Contact agency**

**Cabinet ALPES AZUR Immobilier**

4, avenue de Nice

06800 Cagnes-sur-Mer

04 93 20 10 00 / info@alpesazur.com

**For sale ground garden**

**3 rooms**

**Surface : 60 m²**

**Surface of the living : 22 m²**

**Year of construction : 1987**

**Exposition : Ouest**

**View : Résidentielle jardin**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

**Standing : GOOD**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, Quiet residential,  
Terrasse+ jardin, Proche plages,  
transports, Toutes commodités, air  
conditioning, intérieurs rénovés,  
Accessible

2 bedroom

2 terraces

1 shower

1 WC

1 parking

Document non contractuel

13/09/2025 - Prix T.T.C



### Ground garden 12984 Cagnes-sur-Mer

GREAT RESIDENTIAL LOCATION and A QUIET, PLEASANT LIFESTYLE, close to all amenities, beaches, shops, restaurants, transport, train station, and the future tram line in the lively and sought-after L'Hippodrome area of Cagnes sur Mer, our agency invites you to discover this charming corner 2-bedroom ground floor apartment set in a lovely secure residence. It features a beautiful outdoor space with a large corner terrace extending to a small garden, offering a high quality of outdoor living. The interiors have been renovated, creating a modern and warm atmosphere. The living area combining the lounge and fitted kitchen opens onto the covered terrace. There are 2 bedrooms, one of which opens onto the outside, and the shower room includes a washing machine hookup. The toilet is separate. A secure above-ground parking space completes this HEART-STOPPER property, priced at 430,000 euros, fees payable by the seller. Property subject to joint ownership regulations. Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com) The apartment sales specialist 04.93.20.10.00.

**Fees and charges :**

Annual current expenses 1 620 €

Well condominium

