

## 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 apartment

3 rooms

Surface : 77 m²

Surface of the living : 22 m²

Year of construction : 1974

Exposition : Sud est

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

### Features :

Ascenseur., double glazing, gated, Proche Plages, Commerces, Centre ville, Gare, Lumineux, Triple exposition, Air-conditioned living, Volets roulant électriques, Salle douche et Wc fenêtres, OPTION: Garage en sus du prix

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

Document non contractuel

28/01/2026 - Prix T.T.C

Energy class (dpe) : D



## Apartment 12996 Cagnes-sur-Mer

IDEALLY LOCATED close to the beaches, shops, the train station, and the town center of CAGNES sur MER, just steps from public transportation and the future tram stop in the sought-after HIPPODROME area, our agency offers for sale this beautiful corner 2-bedroom apartment with triple exposure. The interiors are bright and comfortable, the air-conditioned corner living room opens onto a lovely sun-drenched terrace with a pleasant unobstructed residential view. The spacious and welcoming kitchen includes a dining area and is equipped and extended by a laundry loggia. Both large bedrooms each have a big built-in closet. The shower room and separate toilet are naturally lit and ventilated by a window. The property includes a cellar and a secure above-ground parking space. A MUST SEE as soon as possible, €360,000, EXCLUSIVE OFFER, Fees payable by the buyer (net seller price €343,700 plus 4.86% agency commission including VAT, payable by the buyer). OPTIONALLY: Garage available for sale in addition to the asking price. Properties subject to co-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 2 880 €

Well condominium

