



242 740 €

**Contact agency**

**Agence BBii**

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**For sale apartment**

**3 rooms**

**Surface : 73 m²**

**Surface of the living : 23 m²**

**Year of construction : Décembre 1979**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : to renovate**

**Building condition : Cleaning is**

**Features :**

lift, gated, double glazing, Volets roulant manuel

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

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

Document non contractuel

03/05/2025 - Prix T.T.C

**Apartment 8042-26 Cagnes-sur-Mer**

DO NOT MISS ! Nice project! Near Cagnes-Sur-Mer SNCF station, apartment to renovate completely to your taste, very well laid out and ideal for couples with children. 3 rooms of 73.66m<sup>2</sup> including - an 8.09m<sup>2</sup> entrance with 2 large storage cupboards - a day area with a living room of 23.58m<sup>2</sup> and a separate kitchen (possibility to open) of 8.14m<sup>2</sup> - a corridor leading to the sleeping area again including a storage cupboard - 2 LARGE bedrooms of 12.33m<sup>2</sup> and 13m<sup>2</sup> (one with built-in cupboard) - a bathroom - a separate WC A cellar completes the property, very easy parking nearby + possibility of monthly rental parking at the station 5 min walk. The facade of the building was redone last year, the common areas are very well maintained, common secure bike room, entrance recently secured by the installation of an airlock and video surveillance cameras. Expenses

Fees and charges :

Annual current expenses 2 022 €

Well condominium

123 lots in the condominium 242 740 € fees included