

420 000 €

Contact agency

Cabinet ALPES AZUR Immobilier

4, avenue de Nice

06800 Cagnes-sur-Mer

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For sale apartment

4 rooms

Surface : 82 m²

Surface of the living : 32 m²

Year of construction : 1974

Exposition : Sud Ouest et Nord

View : Mer panoramique

Hot water : Collective

Inner condition : to renovate

Standing : GOOD

Building condition : CORRECT

Features :

lift, Position dominante, gated, Gardien, Piscine, Lumineux, Ensoleillé, Triple exposure, living room, Salle de Bain fenêtrée, Vue féérique MER sans vis-à-vis, Visitors parking

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Document non contractuel

Energy class (dpe) : D

15/06/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : F



## Apartment 12974 Cagnes-sur-Mer

MAGICAL SEA VIEW from CAP FERRAT to CAP d'ANTIBES in a dominant position on the VAL FLEURI sector in CAGNES sur MER, our agency invites you to discover this vast 3/4 rooms on the penultimate corner floor in a secure residence with Caretaker and Swimming Pool, it benefits from a triple exposure offering to the south a panoramic sea view and to the North a relaxing green view without vis-à-vis, the interiors in their original state favor a renovation to the taste of each, the double living room opens onto the sunny terrace, a real belvedere and gives the possibility of creating a 3rd bedroom, the independent kitchen benefits from a pleasant loggia, the 2 comfortable bedrooms are separated by a bathroom and a shower room each integrating a toilet, a cellar and a secure covered parking complete this property exuding a real quality of life, 420,000 euros, fees payable by the Seller, Properties subject to the status of co-ownership, 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 3 720 €

Well condominium

420 000 € fees included

