

**Price on request**

**Contact agency**

**ATRIO IMMOBILIER**

21, avenue Général Leclerc

06800 Cagnes-sur-Mer

+33 (0)4 92 02 12 12 /

info@atrioimmobilier.com

**For sale apartment**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 30 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM,  
residential, electric blinds, electric  
shutters, AIR CONDITIONING

2 bedroom

2 terraces

1 shower

1 WC

1 garage

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel



### Apartment 2630 Cagnes-sur-Mer

A must-see in Cagnes-sur-Mer, in the residential neighborhood of Val Fleuri, a beautiful 2-bedroom apartment on the top floor of a well-maintained, high-end residential building. With a total area of 72 m², it features a spacious living room of 30 m², two bright bedrooms with storage, a modern shower room, and a separate WC. The open-plan kitchen is fully equipped and opens onto a large 42 m² terrace, facing southeast with a lovely unobstructed view. Additional amenities include individual heating with reversible air conditioning, elevator, double glazing, secure residence, tranquility, and electric blinds and shutters. An electrified garage and two cellars complete this property, which is in excellent internal condition. Please don't hesitate to contact us to schedule a visit.

**Fees and charges :**

Annual current expenses 1 800 €

Well condominium

