

**Price on request**

**Contact agency**

**MK IMMOBILIER**

165 Avenue de Nice

06800 Cagnes-sur-Mer

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**For sale apartment**

**3 rooms**

**Surface : 73 m²**

**Surface of the living : 20 m²**

**Year of construction : 1970**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Collective**

**Inner condition : GOOD**

**Building condition : Cleaning is**

**Features :**

lift, double glazing, armored door, electric shutters, Visitor Parking

2 bedroom

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

17/09/2025 - Prix T.T.C



### Apartment 640 Cagnes-sur-Mer

FOR SALE – COMMERCIAL PREMISES 73m² – CAGNES SUR MER - VAL FLEURI - RÉSIDENCE CAGNES 2 ÉTOILES - EXCELLENT LOCATION – FULLY RENOVATED – AIR CONDITIONING – PARKING. POTENTIAL CHANGE OF USE TO RESIDENTIAL MK Immobilier agency offers for sale these commercial premises of 73m², perfectly located in the heart of the sought-after Val Fleuri district in Cagnes-sur-Mer, on the 1st floor of a residence with elevator. Prime location, close to schools, shops, and public transport, while enjoying complete tranquility thanks to double glazing on all windows. This fully renovated space is situated in a lively residence which already houses a pharmacy and a medical analysis laboratory. The property is laid out as follows: - A waiting room with closet - Three offices, two of which are connected and air-conditioned; one facing due south, providing plenty of natural light, and the last one with a large storage closet that can be removed to gain a few extra square meters, facing north and overlooking the residence's lush park - A bathroom - A separate toilet with hand wash basin - A kitchen corner also facing due south, with ample storage Modern comfort includes air conditioning in two offices, electric blinds, cold water and heating included in the charges. A private parking space along with visitor parking completes this property. Facade renovation work is underway. A rare opportunity on the market!!

Ideal for liberal professions (medical, paramedical, legal, etc.) For more

