

**Price on request**

**Contact agency**

**ATRIO IMMOBILIER**

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**For sale apartment**

**2 rooms**

**Surface : 57 m²**

**Surface of the living : 22 m²**

**Year of construction : 1990**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, AIR

CONDITIONING

1 terrace

1 WC

1 garage

**Energy class (dpe) : D**

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



## Apartment 2669 Cagnes-sur-Mer

Apartment with Great Potential in Cagnes-sur-Mer, Béal Neighborhood Located in the sought-after Béal district of Cagnes-sur-Mer, this apartment enjoys an ideal location with all amenities within walking distance: shops, transport, schools, and services. Set in a well-maintained and beautifully kept building with low charges, this through-apartment covers an area of 58 m² and includes a terrace. The property requires some renovation, offering a wonderful opportunity to create a personalized living space. Its layout allows for a 2- or 3-room configuration, depending on your needs and preferences. An apartment with great potential, perfect for a first purchase, a main residence project, or an investment in a sought-after area. A must-see without delay.

**Fees and charges :**

Annual current expenses 1 080 €

Well condominium

75 lots in the condominium

Document non contractuel

