

**Price on request**

**Contact agency**

**Delain Immobilier**

7 promenade de la plage

06800 Cagnes-sur-Mer

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**For sale apartment**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 22 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : semi-luxury**

**Building condition : Cleaning is**

**Features :**

lift, gated, CALM, electric shutters

3 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## Apartment 2422 Cagnes-sur-Mer

Located in CAGNES SUR MER, this four-room apartment is on the sixth and top floor, offering breathtaking views of the Hauts de Cagnes. Facing East/West to maximize natural light throughout the day, it features a balcony and a terrace that provide considerable privacy. Set away from the road noise, the apartment enjoys a highly desirable quiet atmosphere. The layout includes an inviting entrance with a built-in wardrobe, a living room opening onto the west-facing terrace, an independent kitchen leading to an east-facing balcony, followed by three bedrooms, a bathroom, a separate toilet, and a hallway with closets. The apartment also comes with a ground-level closed garage. Regarding the location, everything is within easy reach: downtown shops including the shopping arcade, schools, high school, bus station right next door, the town hall 300m away, the train station 600m away, and highway access just five minutes away. This apartment is in a fully collective building, making it perfect for a primary residence.

Fees and charges :

Annual current expenses 4 320 €

Well condominium

