

164 300 €

Contact agency

Brun Immo Soleil

7 Boulevard J. F. Kennedy

06800 Cagnes-sur-Mer

+33 (0)4 97 10 09 09 /

info@brunimmosoleil.com

For sale apartment

1 room

Surface : 21 m²

Year of construction : 1965

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, electric blinds

1 terrace

1 shower

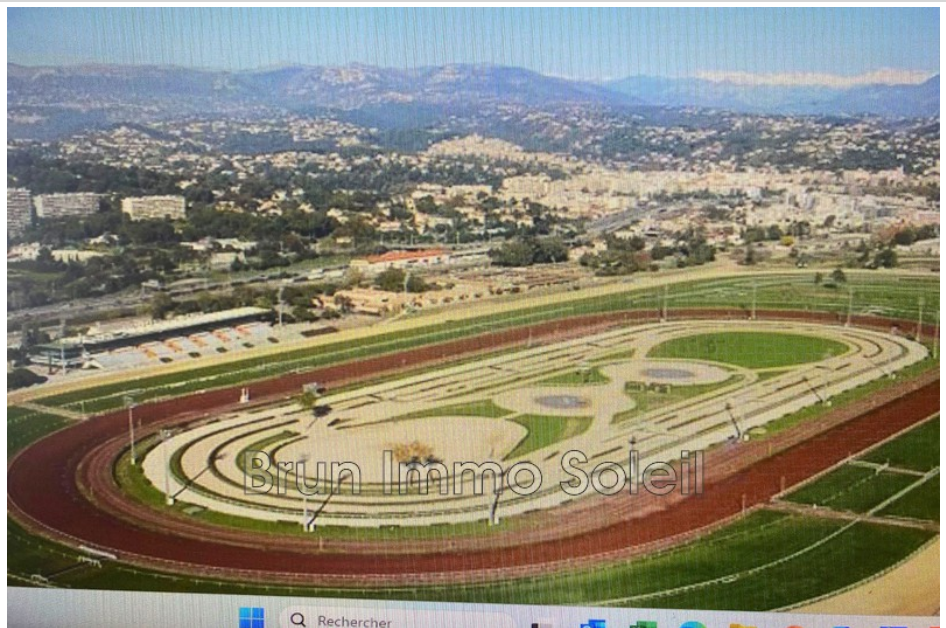
1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C



Apartment 177 Cagnes-sur-Mer

CAGNES HIPPODROME Your Brun Immo Soleil agency offers you This comfortable studio apartment is located in the sought-after Hippodrome district of Cagnes-sur-Mer. The apartment, located on the second floor of a residential building, benefits from optimal sunlight thanks to its southwest exposure and offers an unobstructed view. The 26 m² property includes a 4 m² terrace, a separate fitted kitchen, a shower room and a toilet. You will also benefit from parking and a private cellar. The Cagnes-sur-Mer Racecourse, located in the heart of the town (06800), is a renowned epicenter of horse racing in France. Covering an area of 60 hectares, it offers a 1.3 km sand track and hosts both trotting and galloping races. The racecourse is renowned for its superior facilities, including grandstands with seating for 3,500, betting lounges, and restaurants. Spectators can admire the Alpes Maritimes mountains as a backdrop. Active year-round, this sporting arena attracts horse racing enthusiasts from all over France thanks to its rich program of events.

Fees and charges :

Annual current expenses 1 560 €

Well condominium

250 lots in the condominium 164 300 € fees included

Document non contractuel

02/05/2025

