

**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 house**

**3 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 68 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

AIR CONDITIONING, electric shutters,

CALM

2 bedroom

3 terraces

1 bathroom

2 WC

2 parkings

**Energy class (dpe) : B**

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

Document non contractuel



## House 2668 Cagnes-sur-Mer

Cagnes-sur-mer, Collettes area, beautiful 3/4-room apartment-villa of 90m<sup>2</sup>, nestled in a peaceful and green setting. It features a spacious, bright living room with a fully equipped kitchen, opening onto a 24m<sup>2</sup> terrace. From the terrace, access to the garden level allows you to enjoy an additional outdoor space of 68m<sup>2</sup>. There is the possibility to install a small pool, which was previously in place. Upstairs, two lovely bedrooms, a bathroom with both a bathtub and a shower, also opening onto a second terrace of 18m<sup>2</sup>. There is also a utility room/laundry that offers plenty of storage. Two parking spaces complete this rare property.

**Fees and charges :**

Annual current expenses 1 080 €

Well condominium

5 lots in the condominium

