



420 000 €

For sale apartment

2 rooms

Surface : 48 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Standing : Residential

Building condition : GOOD

Features :

lift, Double Glazing, Parlophone, air conditioning, Caretaker, Electric blinds, Electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 garage

#### Legal information

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Fees paid by the owner, well condominium (100 lots in the condominium), annual current expenses 2 760 € (230 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 25540 Cagnes-sur-Mer

Cros-de-Cagnes / 2 rooms / sea view / terrace / double garage In the heart of Cros de Cagnes, in a quality residence, close to all the amenities of the beaches and the future tram line, we offer you this spacious 2-room apartment for sale, crossing, in perfect condition and in High floor. It consists of a living room to the south, opening onto a beautiful terrace and its panoramic sea view, a bedroom with storage, a fully equipped kitchen opening onto a second closed terrace, a bathroom, plenty of storage space. To complete the property, an extremely rare double garage and a cellar.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 654 and 886 € (reference year 2021)  
Document non contractuel - 31/10/2024

