



199 500 €

**For sale apartment**

**2 rooms**

**Surface : 42 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est**

**View : Citadine**

**Hot water : Collective**

**Inner condition : To renovate**

**Building condition : GOOD**

**Features :**

lift, Parlophone

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar



## Apartment 25624 Cagnes-sur-Mer

CROS DE CAGNES / 2 Rooms / Close to the sea and shops Apartment on the penultimate floor of +/- 40 m<sup>2</sup>, Parking and Cellar Composed of a living room, an independent kitchen, a bedroom, a bathroom Ideally located, close to shops, public transport and 5 minutes from the beaches This property needs to be renovated Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

199 500 € fees included

5,00% VAT of fees paid by the buyer

(190 000 € without fees), well

condominium (37 lots in the condominium),

annual current expenses 1 620 €

(135 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 586 and 794 € (reference year 2023)  
Document non contractuel - 05/04/2025

