



190 000 €

For sale apartment

3 rooms

Surface : 71 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

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Fees paid by the owner, well condominium (150 lots in the condominium), annual current expenses 864 € (72 € 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 25580 Cagnes-sur-Mer

For sale, in life annuity without annuity on 2 heads (78 year old man and 75 year old woman), sale in bare ownership in Cagnes sur Mer, in the highly sought-after area of La Pinède/Hippodrome 2 minutes from the beaches, on the ground floor, 3-room apartment with a surface area of 71 m<sup>2</sup> in excellent condition, facing south. This apartment consists of an entrance hall, a separate fitted and equipped kitchen with all appliances, a comfortable living/dining room opening onto a beautiful 30 m<sup>2</sup> terrace, 2 large bedrooms with storage, an Italian shower room with its heated towel rail, a high-end independent suspended toilet. The apartment benefits from double glazing throughout of excellent quality, electric blinds and shutters, air conditioning in all rooms. The terrace will be redone in new materials and another color. Collective parking with security barrier, and private cellar.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 800 and 1150 € (reference year 2023)  
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