



650 000 €

**For sale apartment**

**4 rooms**

**Surface : 122 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Collective**

**Inner condition : Top notch**

**Standing : Correct**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, secure door 5 points, Electric blinds, Electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (1000 lots in the condominium), annual current expenses 3 600 € (300 € 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 25464 Cagnes-sur-Mer

CROS DE CAGNES Located 100 meters from the seaside, in a well maintained residence from the 1970s, 4/5 room apartment of 120m<sup>2</sup> crossing on the 3rd floor facing south. The apartment consists of an entrance, a double living room opening onto a corner terrace, an independent kitchen, 3 bedrooms, one with an office area, a bathroom with toilet, a dressing room, a laundry room and an independent toilet. A parking space in the basement and a cellar complete this property. Near Sea, shops and transport.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1221 and 1651 € (reference year 2021)  
Document non contractuel - 03/09/2024

