



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

645 000 €

**For sale apartment**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 38 m²**

**Year of construction : 2006**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Features :**

Alarm, Double Glazing, terrace, Electric shutters, Stationnements

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

#### Legal information

645 000 €

Fees paid by the owner, well condominium (3 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 25513 Cagnes-sur-Mer

CAGNES SUR MER / VESPINS / 4 room duplex for sale / near sea In a very popular area in absolute calm in a dead end street, 1 minute walk from amenities and 5 minutes from the seaside, nice compromise between an apartment and a villa, corner duplex on 200m² of wooded garden, It distributes 90m² on two levels composed as follows: living room with open-plan kitchen, terrace and garden, separate toilet. Upstairs three bedrooms, two dressing rooms, a shower room and a bathroom, WC All in excellent condition. A 22m² garage adjoining the living room and parking Small condominium, zero charges, recent construction.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 870 and 1230 € (reference year 2021)  
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