



450 000 €

**Buying apartment**

4 rooms

Surface : 81 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Year of construction : 1990

Exposition : Traversant Ouest Est

View : Dégagée

Hot water : Individuelle gaz

Inner condition : GOOD

**Features :**

Appartement-villa Duplex, Proche centre ville., écoles, commerces, Cheminée non fonctionnelle, air conditioning, Solar Electric Store, Terrasse semi couverte, Vaste sous sol, Combles de rangement,

3 bedrooms

1 terrace

1 bathroom

2 WC

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

23/10/2024 - Prix T.T.C

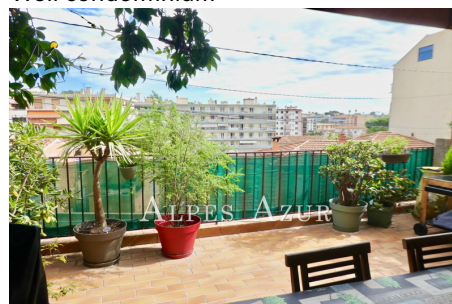


## Apartment 12943 Cagnes-sur-Mer

IDEAL FOR FAMILY, dominant location close to the city center of CAGNES sur MER and all amenities schools shops transport, our agency invites you to discover this pleasant 4-room apartment house distributed over 2 levels of housing benefiting from good construction and a pleasant open city view, the comfortable and air-conditioned interiors offer a warm Provençal atmosphere, the characterful living room with exposed beams and fireplace benefits from a large semi-covered terrace with a motorized solar blind ensuring great conviviality, the kitchen incorporating a dining area is independent fitted and equipped, 3 bedrooms upstairs, a bathroom with WC, a separate toilet with washbasin, a basement for storage, workshop .... has pedestrian or 2-wheel access only, storage attic, 2 parking spaces in front of the house, REAL OPPORTUNITY, EXCLUSIVE, 450,000 euros, fees payable by the Seller, Property subject to the status of the co-ownership, Cabinet ALPES AZUR Real estate [www.alpesazur.com](http://www.alpesazur.com) The villa sales specialist 04.93.20.10.00.

Fees and charges :

Well condominium



**Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER**

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SIRET 339 591 190 00030 - Sarl au Capital de 39.636 € - Code NAF 6831Z -Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD, 313 Terrasse de l'Arche, 92000 NANTERRE

