



Cabinet **ALPES AZUR**

Tél. 04 93 201 000  
[alpesazur.com](http://alpesazur.com)

### Price on request

#### Buying apartment

3 rooms

Surface : 65 m²

Surface of the living : 20 m²

Year of construction : 1979

Exposition : SUD et OUEST

View : Dégagée

Hot water : Individuelle gaz

Inner condition : to renovate

Standing : residential

Building condition : GOOD

#### Features :

Ascenseur, double vitrage, Corner apartment, Secured residence, Quiet residential, Double exposition, Ensoleillé, Lumineux, Intérieurs à rénover, Bathroom window, Proche plages, commerces, Stores solaire, Volets électriques

2 bedrooms

1 terrace

1 bathroom

2 WC

1 garage

1 cellar

Document non contractuel

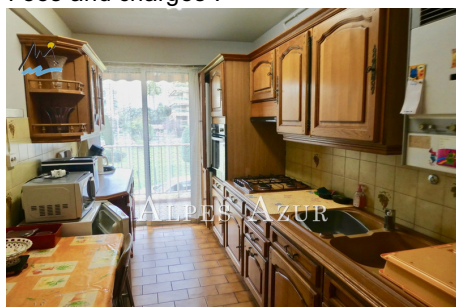
13/09/2025 - Prix T.T.C



### Apartment 12983 Cagnes-sur-Mer

IDEALLY LOCATED in a peaceful residential setting between National Road 7 and the seaside in the sought-after and popular VESPINS area of CAGNES sur MER, close to beaches, shops, and transportation, our agency invites you to quickly discover this pleasant corner 3-room apartment that meets the essential criteria for enjoying a high quality of life. It features a bright double exposure facing south and west; the luminous interiors need renovation, allowing for a personalized layout. The living room and adjoining kitchen, which can be combined into a large living space, along with one bedroom, open onto a corner terrace offering a lovely view of the well-maintained green spaces. The second bedroom, like the first, includes a built-in closet. The bathroom is airy and naturally lit by a window, with two toilets including one separate. A cellar and a garage complete this property to enhance. EXCLUSIVE, €335,600, fees payable by the buyer (net seller price €320,000 plus agency commission 4.88% VAT included on the net seller price payable by the buyer). Properties subject to co-ownership regulations. Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com) The specialist in apartment sales 04.93.20.10.00.

Fees and charges :



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

**Tél. 04 93 20 10 00 - Fax 04 93 22 48 70 - [info@alpesazur.com](mailto:info@alpesazur.com)**

Carte professionnelle CPI n° 0605 2016 000 006 924 CCI NICE COTE D'AZUR - RCS ANTIBES B 339 591 190

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

