



Cabinet **ALPES AZUR**

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

**498 000 €**

**Buying apartment**

**4 rooms**

**Surface : 89 m²**

**Surface of the living : 19 m²**

**Year of construction : 1970**

**Exposition : Traversante Est Ouest**

**View : Mer, verdure**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

Ascenseur, Gardien, Proche plages,  
Commerces, Secured residence, Quiet  
residential, Double exposition, Traversant,  
Lumineux, Electric blinds, Electric shutters,  
Suite

3 bedrooms

3 terraces

2 show ers

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

17/06/2025 - Prix T.T.C



### Apartment 12972 Cagnes-sur-Mer

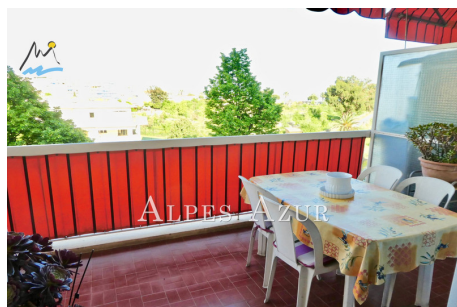
BEAUTIFUL RESIDENTIAL LOCATION by the SEA, quiet, in the popular HIPPODROME area in Cagnes sur MER, a stone's throw from the beaches, our agency invites you to discover this superb 4-room apartment benefiting from a double exposure and a superb postcard view of the sea and river.

**Fees and charges :**

Annual current expenses 3 840 €

Well condominium

498 000 € agency fees 4,62% à the responsibility of the buyer included



**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

