



Cabinet **ALPES AZUR**

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

**420 000 €**

**Buying apartment**

**4 rooms**

**Surface : 82 m²**

**Surface of the living : 32 m²**

**Year of construction : 1974**

**Exposition : Sud Ouest et Nord**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : GOOD**

**Building condition : CORRECT**

**Features :**

Lift, Position dominante, Secured residence, Gardien, Piscine, Lumineux, Ensoleillé, Triple exposure, Double room, Salle de Bain fenêtre, Vue féérique MER sans vis..., Visitors parking

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

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



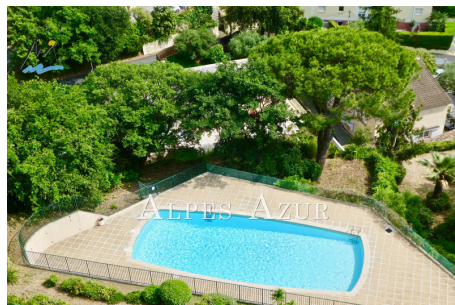
### Apartment 12974 Cagnes-sur-Mer

**MAGICAL SEA VIEW** from CAP FERRAT to CAP d'ANTIBES in a dominant position on the VAL FLEURI sector in CAGNES sur MER, our agency invites you to discover this vast 3/4 rooms on the penultimate corner floor in a secure residence with Caretaker and Swimming Pool, it benefits from a triple exposure offering to the south a panoramic sea view and to the North a relaxing green view without vis-à-vis, the interiors in their original state favor a renovation to the taste of each, the double living room opens onto the sunny terrace, a real belvedere and gives the possibility of creating a 3rd bedroom, the independent kitchen benefits from a pleasant loggia, the 2 comfortable bedrooms are separated by a bathroom and a shower room each integrating a toilet, a cellar and a secure covered parking complete this property exuding a real quality of life, 420,000 euros, fees payable by the Seller, Properties subject to the status of co-ownership, Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com), The apartment sales specialist 04.93.20.10.00

Fees and charges :

Annual current expenses 3 720 €

Well condominium



**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

