



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

Price on request

Buying apartment

3 rooms

Surface : 77 m²

Surface of the living : 25 m²

Year of construction : 1975

Exposition : Sud est Nord ouest

View : Mer panoramique

Hot water : Collective

Inner condition : to renovate

Standing : GOOD

Building condition : GOOD

Features :

Ascenseur, Gardien, Secured residence,
Piscine olympique, Quiet residential,
Traversant lumineux, Dressing, Cellier,
Electric shutters, Club House, Tennis, Parc
arboré, Lacs, Transport au pied de...

2 bedrooms

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

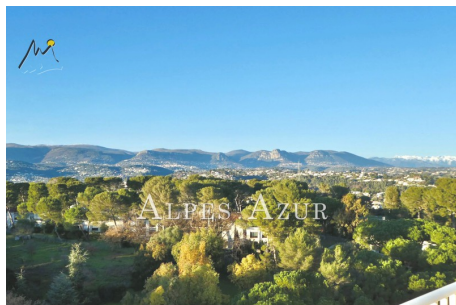
Document non contractuel

29/01/2026 - Prix T.T.C



Apartment 12995 Cagnes-sur-Mer

MAGICAL SEA VIEW from CAP FERRAT to CAP d'ANTIBES with no direct neighbors, situated in a quiet, prestigious gated community with security, featuring a swimming pool, tennis courts, fitness room, billiards, restaurant... located in the sought-after and popular Parc Saint Véran area in CAGNES sur MER, our agency offers for sale this spacious 3-room apartment on a high floor with dual exposure, providing a spectacular front view of the sea and a stunning panoramic view of greenery and calming mountains at the rear. The interiors, in their original condition, allow for renovation according to personal tastes. The living room and master bedroom open onto a large terrace bathed in morning sunlight. The kitchen, extended by an external laundry pantry, and the second bedroom open onto a secondary terrace catching the last rays of the sun. A bathroom with built-in storage, a separate toilet, a dressing room, a cellar, and covered parking in a secured garage complete this highly attractive property to enhance, EXCLUSIVE, €450,000, Fees payable by the Seller, Property under co-ownership status, ALPES AZUR Real Estate Office www.alpesazur.com The apartment sales specialist 04.93.20.10.00



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

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

