



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

Price on request

Buying floor

1 room

Surface : 35 m²

Surface of the living : 25 m²

Year of construction : 1962

Exposition : Est

View : Dégagée résidentielle et montagnes

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

Ascenseur, Double vitrage, Proche Mer et Commerces, Secured residence, Quiet residential, air conditioning, Lumineux, Spacieux, Solar Electric Store, Electric shutters, Proche transports, Gare, Secure parking collective

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

13/10/2025 - Prix T.T.C



Floor 12987 Cagnes-sur-Mer

TO DISCOVER, A BEAUTIFUL AND SPACIOUS STUDIO F1 located close to the beaches, shops, public transport, and the train station, in a peaceful and residential area within the sought-after triangle of the Hippodrome du Lautin and the Pinède in CAGNES-sur-MER. Ideally situated on the 4th and top floor of a secure, elegant residence, it offers a lovely unobstructed view of the mountains. The apartment features a large air-conditioned living area with a semi-equipped open kitchen that opens onto a pleasant terrace equipped with an electric sunshade to enjoy the beautiful days, a bathroom with toilet, and a charming entrance with a large closet. A cellar and secure communal parking complete this property set in a privileged living environment. A TRUE FAVORITE, €180,400, Fees payable by the Seller, property subject to co-ownership regulations, Cabinet ALPES AZUR Immobilier www.alpesazur.com The specialist in apartment sales 04.93.20.10.00.

Fees and charges :

Annual current expenses 840 €

Well condominium



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

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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

