



## Price on request

**Buying apartment**

**3 rooms**

**Surface : 77 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

### Features :

Ascenseur,, Double Glazing, Secured residence, Proche Plages, Commerces, Centre ville, Gare, Lumineux, Triple exposition, Air-conditioned living, Volets roulant électriques, Salle douche et Wc fenêtres, OPTION: Garage en sus du prix

**2 bedrooms**

**1 terrace**

**1 shower**

**1 WC**

**1 garage**

**1 parking**

**1 cellar**

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**  
29/01/2026 - Prix T.T.C



## Apartment 12996 Cagnes-sur-Mer

IDEALLY LOCATED close to the beaches, shops, the train station, and the town center of CAGNES sur MER, just steps from public transportation and the future tram stop in the sought-after HIPPODROME area, our agency offers for sale this beautiful corner 2-bedroom apartment with triple exposure. The interiors are bright and comfortable, the air-conditioned corner living room opens onto a lovely sun-drenched terrace with a pleasant unobstructed residential view. The spacious and welcoming kitchen includes a dining area and is equipped and extended by a laundry loggia. Both large bedrooms each have a big built-in closet. The shower room and separate toilet are naturally lit and ventilated by a window. The property includes a cellar and a secure above-ground parking space. A MUST SEE as soon as possible, €360,000, EXCLUSIVE OFFER, Fees payable by the buyer (net seller price €343,700 plus 4.86% agency commission including VAT, payable by the buyer). OPTIONAL: Garage available for sale in addition to the asking price. Properties subject to co-ownership regulations, Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com) The apartment sales specialist 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

