



## Price on request

Buying ground garden

3 rooms

Surface : 57 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud est

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : residential

### Features :

Lift, Double Glazing, Secured residence,

Proche A8, Gare, Ecoles, commerces,

Traversant, lumineux, Jardin ensoleillé,

Electric shutters, Piscine, Espace vert,

Visitors parking

2 bedrooms

2 terraces

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

25/01/2026 - Prix T.T.C



## Ground garden Cagnes-sur-Mer

CHARMING GARDEN-LEVEL APARTMENT in a secure residence with a swimming pool, ideally located close to major roads and highways, the train station, shops, schools, and the Shopping Promenade Riviera complex with its new leisure center. Our agency invites you to discover this lovely 2-bedroom apartment featuring a sunny garden with direct access to the pool. The renovated interiors offer modern, high-quality finishes that create a warm atmosphere. The layout is optimized with no wasted space. A spacious living area, including a modern semi-equipped kitchen, and the master bedroom are air-conditioned and open onto the outside through large sliding glass doors. The second bedroom, extended by a dressing room, has a small terrace. The shower room is contemporary and practical, and the toilet is separate. A cellar and a secure above-ground parking space with an electric outlet complete this property, a real HEART-STOPPER. Visitor parking is available. Priced at 313,600 euros. 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)

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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

