



Cabinet **ALPES AZUR**

Tél. 04 93 201 000
alpesazur.com

Price on request

Buying apartment

4 rooms

Surface : 89 m²

Surface of the living : 19 m²

Year of construction : 1970

Exposition : Traversante Est Ouest

View : Mer, verdure

Hot water : Collective

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

Ascenseur, Gardien, Proche plages,
Commerces, Secured residence, Quiet
residential, Double exposition, Traversant,
Lumineux, Electric blinds, Electric shutters,
Suite

3 bedrooms

3 terraces

2 show ers

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

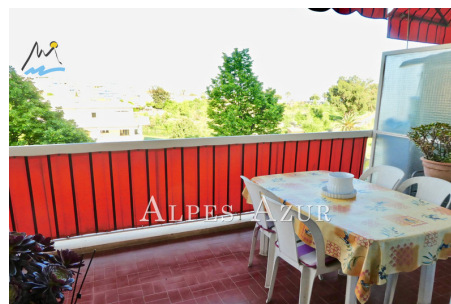
Document non contractuel

14/02/2026 - Prix T.T.C



Apartment 12997 Cagnes-sur-Mer

GREAT RESIDENTIAL LOCATION by the SEA in a peaceful, green setting in the sought-after HIPPODROME area of Cagnes-sur-Mer, just steps from the beaches, close to shops, transport, and the future tram line, near the town center. While strolling along the Cagne promenade, our agency invites you to discover this beautiful 3-bedroom apartment featuring dual aspect windows and stunning postcard views of the sea and river, evoking a bucolic and calming atmosphere. The spacious interiors are bright; the living room and adjoining fitted kitchen open onto a pleasant covered terrace offering a convivial and relaxing space on the banks of the Cagne and its estuary—a true window onto the sea. The master suite offers a private area with storage, a shower room, and a charming terrace. The two other large bedrooms, one of which has a terrace, share a second shower room. There is a separate toilet, a spacious entrance hall with storage, a large garage, and a cellar, completing this property that promises a TRUE QUALITY OF LIFE. Price: €499,900, fees payable by the seller. Property subject to condominium regulations. Cabinet ALPES AZUR Immobilier www.alpesazur.com The apartment sales specialist 04.93.20.10.00.



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

