



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

267 500 €

**For sale apartment**

**2 rooms**

**Surface : 46 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Year of construction : 1971**

**Exposition : Sud et nord**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Electric shutters, through going

1 bedroom

1 terrace

1 shower

1 WC



## Apartment 25738 Cagnes-sur-Mer

Cagnes-Sur-Mer / 2-room apartment / Near the beaches. In the heart of Cros de Cagnes, a beautiful 2-room apartment with south and north exposure, 46m<sup>2</sup>, close to the sea and all amenities within walking distance, lovely sea view, quiet, bright, and fully renovated. It consists of a living room with an open fitted kitchen, a bedroom with a closet, a walk-in shower, and a separate toilet. Its strong points: its overall condition and location. A must-see soon.

### Legal information

267 500 €

Fees paid by the owner, well condominium (120 lots in the condominium), annual current expenses 990 € (83 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 600 and 860 € (reference year 2021)  
Document non contractuel - 30/08/2025



Portissim - 7 Quai de la Perouse - Port de Plaisance - 06700 Saint-Laurent-du-Var

Tél: +33 (0)4 93 07 31 62 - [portissim@orange.fr](mailto:portissim@orange.fr) - [www.portissim.com](http://www.portissim.com)

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