



# PORTISSIM

Tél. 04 93 07 31 62 - PORTISSIM.COM - 2 AGENCES

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**336 000 €**

**For sale apartment**

**2 rooms**

**Surface : 64 m²**

**Surface of the living : 29 m²**

**Exposition : Nord ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : Top notch**

**Standing : Residential**

**Building condition : GOOD**

**Features :**

Double Glazing, Parlophone, air conditioning, Electric shutters

1 bedroom

1 terrace

1 shower

1 WC

#### Legal information

336 000 € fees included

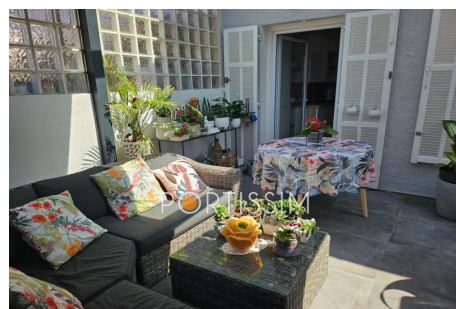
5,00% VAT of fees paid by the buyer (320 000 € without fees), well condominium (37 lots in the condominium), annual current expenses 480 € (40 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 25690 Cagnes-sur-Mer

2 ROOMS / CAGNES SUR MER / PINEDE Apartment Villa with direct access to the beaches of Cagnes and its shops. The apartment is composed on the ground floor of a beautiful living room opening onto a fitted and equipped US kitchen with pantry, all opening onto a large covered terrace and private access, like in a villa. A separate toilet. Upstairs, an attic bedroom with plenty of storage space, bathroom and WC. Ideal for enjoying the good life, you're sure to fall in love! Possibility to rent a parking space for €50/month As the song says, there is the sky, the sun and the sea Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 920 and 1290 € (reference year 2023)  
Document non contractuel - 01/07/2025



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