



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

470 000 €

For sale apartment

3 rooms

Surface : 71 m²

Surface of the living : 26 m²

Year of construction : 1980

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : A refresh

Standing : Residential

Building condition : GOOD

Features :

Double Glazing, air conditioning, Caretaker,
Electric blinds, Electric shutters, Piscine
dans copropriété

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Legal information

470 000 €

Fees paid by the owner, well
condominium(314 lots in the
condominium), annual current expenses
2 600 € (217 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 25735 Cagnes-sur-Mer

Cagnes-sur-Mer/duplex apartment/Garden/Garage RARE opportunity in a quiet, tree-lined residence with a swimming pool—come and discover this 3-room apartment/villa with a living area of 71m² plus a 26m² basement space ready to be transformed. The garden level features a living/dining room with a fireplace, facing west and extended on the south side by a veranda of over 18m² where inside and outside blend seamlessly. You will also find a fitted kitchen and a guest toilet. The first floor is dedicated to the sleeping area with two bedrooms, a bathroom, and an enclosed terrace that can serve as an office or relaxation space. Head down to the basement, which includes a room of more than 23m² to customize as you wish, alongside a shower room and a workshop/cellar, totaling over 42m². Naturally, the outdoor space will delight you just as much, with a terrace where you can enjoy meals and a landscaped garden of approximately 260m². The bonus: an...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1184 and 1602 € (reference year 2025)
Document non contractuel - 30/08/2025



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CPI 06052017000017034 - SIRET 401 368 998 00027 - Document non contractuel