



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

440 000 €

**For sale apartment**

**3 rooms**

**Surface : 69 m²**

**Exposition : Sud nord**

**View : Aperçu mer**

**Hot water : Individuelle**

**Inner condition : Top notch**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Caretaker, Electric blinds, Electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar



## Apartment 25502 Cagnes-sur-Mer

**ALPES-MARITIMES (06) CROS-DE-CAGNES SUR MER / NEAR THE SEA / 3 ROOMS** In the heart of Cros de Cagnes-sur-Mer, close to amenities and a stone's throw from the sea, you will find this apartment, on a high floor, with 3 quiet rooms and a south-facing terrace. Very nice service up to date, a fully equipped kitchen, a dressing room, storage space, reversible air conditioning... A closed garage in the basement and a cellar complete this property to visit without delay.

### Legal information

440 000 € fees included

4,76% VAT of fees paid by the buyer (420 000 € without fees), well condominium (963 lots in the condominium), annual current expenses 2 484 € (207 € 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 320 and 500 € (reference year 2021)  
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