



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

420 000 €

**For sale apartment**

**3 rooms**

**Surface : 76 m²**

**Surface of the living : 23 m²**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : "Demi-luxe"**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Stores électriques centralises, Electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 parking

#### Legal information

420 000 € fees included

5,26% VAT of fees paid by the buyer

(399 000 € without fees), well

condominium(60 lots in the condominium),

annual current expenses 2 892 €

(241 € 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 25755 Cagnes-sur-Mer

3-room apartment near sea and city center Close to the sea and city center, in a secure and sought-after residence, a pleasant three-room apartment, very bright, with a living room and an independent fitted kitchen that can be opened up to the living area, all opening onto a beautiful terrace with greenery views and no overlooking, two bedrooms, a shower room, a separate toilet, and plenty of storage. Parking. A MUST SEE IN PERFECT CONDITION Information about 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 731 and 989 € (reference year 2023)  
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