



# PORTISSIM

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AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

**365 000 €**

**For sale apartment**

**4 rooms**

**Surface : 74 m²**

**Surface of the living : 30 m²**

**Year of construction : 2003**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Individuelle électrique**

**Inner condition : Top notch**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone

3 bedroom

1 terrace

1 shower

1 WC

1 parking



## Apartment 25701 Cagnes-sur-Mer

Cagnes-sur-Mer/4 rooms/top floor/quiet Very nice 4-room apartment, top floor, open view of the hill, very bright, comprising a beautiful living room with fitted American kitchen opening onto a large south/west terrace, 3 bedrooms with closet, plenty of storage, a shower room and a separate WC with washbasin. Ideal for families, close to daycare and school groups. A basement box meeting disabled standards completes this property. To visit quickly.

### Legal information

365 000 €

Fees paid by the owner, well condominium(99 lots in the condominium), annual current expenses 2 160 € (180 € 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) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1130 and 1570 € (reference year 2023)  
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