



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

795 000 €

For sale apartment

4 rooms

Surface : 96 m²

Surface of the living : 50 m²

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : GOOD

Building condition : GOOD

Features :

lift, Double Glazing, Parlophone, air conditioning, Electric blinds, Electric shutters, Piscine dans copropriété

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

1 cellar

Legal information

795 000 € fees included

5,02% VAT of fees paid by the buyer (757 000 € without fees), well condominium (138 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 25749 Cagnes-sur-Mer

Cagnes-Sur-Mer / 3 to 4-room apartment / terrace / parking spaces **NEW LISTING CO-EXCLUSIVE** Ideally located just 250m from the beaches, with shops and public transport nearby, your agency offers for sale in a residence with a swimming pool this beautiful duplex apartment of 107m² on the top floor with terraces. Upon entering, you will find a spacious living area extended by a fully equipped open kitchen, all totaling 50m², opening onto a large southwest corner terrace of 56m², a bedroom with a built-in closet, a shower room, and a guest toilet. Upstairs: a master bedroom with closets, opening onto a terrace, a shower room, a guest toilet, as well as a furnished veranda that can serve as a third bedroom or office. This property is in excellent condition and includes for your comfort an underground garage and an outdoor parking space.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1585 and 2145 € (reference year 2023)
Document non contractuel - 10/10/2025



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