

325 000 €

**For sale apartment**

**2 rooms**

**Surface : 42 m<sup>2</sup>**

**Exposition : Ouest**

**View : Bord de mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters

1 bedroom

2 terraces

1 shower

1 WC

1 cellar

**Legal information**

325 000 €

Fees paid by the owner, well condominium, annual current expenses 2 388 € (199 € 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 4919 Cagnes-sur-Mer

Cagnes-sur-mer - Racecourse 2 rooms / excellent condition / 2 steps from the sea / secure residence / cellar / ideal rental investment or pied-à-terre on the Côte d'Azur / crossing The Cot'Ouest Immobilier Belles Terres agency exclusively presents this superb 2-room apartment, completely renovated and ideally located a stone's throw from the sea and amenities, perfect for a rental investment or a pied-à-terre on the Côte d'Azur. The apartment includes an entrance hall, a fitted kitchen opening onto a bright living room giving access to a terrace from where you can see the sea. It also has a separate toilet, a bedroom with cupboard and balcony. Crossing and fully air-conditioned with integrated air conditioning, this apartment is located in a secure building renovated in 2020. A large cellar of approximately 8 m<sup>2</sup> completes your comfort. Don't miss this opportunity to acquire

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Document non contractuel - 27/07/2024

