

379 000 €

**For sale apartment**

**Surface : 60 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to renovate**

**Building condition : good**

**Features :**

cellar, gated

2 bedroom

3 terraces

1 shower

1 WC

1 garage

1 cellar



## Apartment 4963 Cagnes-sur-Mer

**CAGNES SUR MER T3 / PEN LAST FLOOR / 3 BALCONIES / GARAGE / CELLAR**

Your Cot'Ouest Immobilier Napoléon III agency presents to you in a secure residence off Boulevard Maréchal Juin, a 60m<sup>2</sup> T3 apartment to completely renovate with 3 balconies. . It consists of an entrance with cupboards, an independent kitchen with a first balcony, a living room with fireplace opening onto the second south-facing balcony, 2 bedrooms, one of which opens onto the third balcony, a third room which can be used as an office, a bathroom shower and a separate toilet. A cellar and a garage complete this property. Don't forget to let your creativity speak to make this apartment your new cocoon! Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is presented to you by the Cot'Ouest Immobilier Napoléon III agency on 04.92.29.12.91

Document non contractuel - 27/07/2024

### Legal information

379 000 €

Fees paid by the owner, well condominium, annual current expenses 2 400 € (200 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

