

## Price on request

**Contact agency**

**Delain Immobilier**

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### For sale apartment

**3 rooms**

**Surface : 78 m²**

**Surface of the living : 24 m²**

**Year of construction : 1974**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : NEW**

**Standing : luxury**

**Building condition : GOOD**

### Features :

lift, gated, CALM, armored door,  
residential, electric blinds, electric shutters

2 bedroom

1 terrace

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel



## Apartment 2304 Cagnes-sur-Mer

CAGNES SUR MER. Hippodrome. This 3-room apartment offers a living area of 78 m² and benefits from a terrace and a 100 m² solarium offering a breathtaking view of the sea and the Hauts de Cagnes. Ideally located on the 6th floor of a luxury building built in 1974, this apartment benefits from an East-West exposure which gives it exceptional brightness. The interior is completely new and the general condition of the building is good. The American kitchen is fully equipped and the apartment has collective hot water and collective heating. The services include an elevator, a secure and quiet residence with an armored door and electric shutters. In addition, a parking space and a cellar are included. All shops and supermarkets are nearby, the beach 200m. Price: €493,500. Fees payable by sellers.

**Fees and charges :**

Annual current expenses 3 960 €

Well condominium

