

299 000 €

Contact agency  
**ATRIO IMMOBILIER**  
62, Avenue de Nice  
06800 Cagnes-sur-Mer  
+33 (0)4 92 02 12 12 /  
info@atrioimmobilier.com

**For sale apartment**

**3 rooms**

**Surface : 61 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Features :**

lift, double glazing, gated, CALM,  
residential, electric shutters, AIR  
CONDITIONING

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel



**Apartment 2348/2362 Cagnes-sur-Mer**

Exclusivity Cagnes-sur-Mer, near Val Fleuri, quiet We offer you this apartment, in perfect condition, located in a quiet and residential area, close to schools, shops and public transport, Beautiful 3-room apartment which consists of an entrance, a spacious living room with fully fitted open kitchen, two bedrooms, one of which has a balcony, a bathroom with bathtub and separate toilet. In addition, an 11 m<sup>2</sup> terrace accessible from the living room offers a beautiful outdoor space to enjoy the unobstructed view. A box in the basement completes this property. This apartment, very bright thanks to its south-west exposure and not overlooked, is ideal for a family or a couple looking for tranquility and comfort. Do not hesitate to contact us for more information or to arrange a visit! Falling for something!

Fees and charges :

Annual current expenses 1 980 €

Well condominium

36 lots in the condominium 299 000 € fees included

