

389 000 €

**Contact agency**

**Saint Pierre Immobilier**

15 Boulevard JF Kennedy

06800 Cagnes-sur-Mer

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**For sale apartment**

**4 rooms**

**Surface : 68 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : excellent**

**Features :**

Vendu libre, double glazing, gated, CALM, residential, lift

3 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



**Apartment 10863 Cagnes-sur-Mer**

Enjoy the sweetness of life in the Lautin Residential district, ideally located near shops, near the racecourse and beaches, with pedestrian access to the promenade leading to the city center. In a very high-end, secure and quiet residence, the 4-room apartment in perfect condition is ideal for family life. Its large 30 m<sup>2</sup> angel terrace facing south and east, overlooking the park and gardens of the condominium, invites you to moments of relaxation in the open air. Completely renovated, the apartment includes a beautiful living room with open kitchen, 3 bedrooms (one of which could be annexed to the living room according to everyone's needs), bathroom and separate toilet. Located in the charming town of Cagnes-sur-Mer (postcode 06800) in the South of France, the Hippodrome area is famous for its exhilarating atmosphere. A major centre for horse racing, it attracts horse lovers from all over the world. The Hippodrome offers a season full of races and social events, where spectators can enjoy the athletic spectacle of thoroughbreds competing. In addition, this area is also full of restaurants, shops and leisure facilities to provide a complete experience. Its location near the beach makes it even more attractive to visitors and residents alike. This area is a true gem of Cagnes-sur-Mer.

Fees and charges :

Annual current expenses 2 200 €

