

795 € / month

Rentals apartment

1 room

Surface : 27 m²

Surface of the living : 20 m²

Exposition : Est

View : Citadine

Hot water : Individuelle

Inner condition : good

Standing : residential

Features :

lift, double glazing, gated, calm, residential



Apartment 451 Cagnes-sur-Mer

Furnished student rental from September to June Residence Le Marion at 96 AVENUE Cyrille Besset, Le Cros de Cagnes With a surface area of 27 m², this apartment also features a 25 m² terrace and a 20 m² living room, an ideal space for students. Located on the garden level, it offers an East-facing exposure and a city view. Basement parking space. The kitchen is separate and equipped, COLD WATER INCLUDED IN THE CHARGES The apartment is in good condition, situated in a quiet and secure 2-floor residential building, with double glazing. Every student file must be accompanied by a guarantor whose income is three times the rent, along with documents proving your student status. Applications by email mickael@mk-immo.fr Mickael 06.50.82.78.32 Visits available once the unpaid rent insurance confirmation is approved

Fees and charges

Monthly rent 795 € with charges including 80 € provision for charges with annual settlement %} (excluding charges 715 €).

357 € VAT of fees paid by the tenant (including 82 € VAT for state of the property), 1 430 € for security deposit, minimum net monthly income required 2 385 €

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 610 and 880 € (reference year 2026)
Document non contractuel - 26/08/2026



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