

159 000 €

**Buying apartment**

**1 room**

**Surface : 26 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Nord**

**View : Montagnes**

**Hot water : Collective**

**Inner condition : excellent condition**

**Standing : normal**

**Building condition : good**

**Features :**

Sliding windows, double glazing, Internet, Exterior lighting, disabled access, lift, Tv-distribution, intercom, electric gate, oven, washing machine, Cooking plate, fridge, Bus 3 minute, Commerces 3 minute, Plage 3 minute, Parking public 1 minute, Supermarché 3 minute, Tennis 4 minute, Airport 5 minutes, Mer 3 minute, Autoroute 5 minute

1 terrace

1 shower

1 WC

1 parking

**Legal information**

159 000 € fees included

6,00% VAT of fees paid by the buyer (159 000 € without fees), well condominium (70 lots in the condominium), annual current expenses 1 287 € (107 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 657 Cagnes-sur-Mer

Studio totaling 36 m<sup>2</sup> (26.65 m<sup>2</sup> Carrez area + enclosed loggia) – Parking and cellar – 100 meters from the sea Located on the 3rd floor of a quiet and sought-after residence in Les Vespins, this pleasant studio offers 26.65 m<sup>2</sup> under the Carrez law, featuring an enclosed loggia of about 10 m<sup>2</sup>, included in the living space, for a total of 36 m<sup>2</sup>. It includes a main room with a kitchenette, a bathroom with toilet, and a bright, spacious loggia. The property is sold rented, with an ongoing lease (2 years remaining). Rent paid up to date – reliable and careful tenant. Sold with a parking space and a cellar. Immediate proximity to the sea, shops, and public transport.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 320 and 490 € (reference year 2024)  
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