

195 000 €

**Buying apartment**

**1 room**

**Surface : 25 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud est**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : Bourgeois**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, calm, electric shutters

1 terrace

1 shower

1 WC

**Legal information**

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Fees paid by the owner, well condominium(50 lots in the condominium), annual current expenses 1 449 € (121 € 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 685 Cagnes-sur-Mer

CAGNES SUR MER - CROS DE CAGNES - SEASIDE – **\*\*IDEAL FOR SEASONAL INVESTORS OR FIRST-TIME BUYERS\*\*** – Studio 25.85 m<sup>2</sup> with terrace – panoramic sea view – Air conditioning – Electric roller shutter Ideally located, this charming 25.85 m<sup>2</sup> studio offers all the comforts by the sea. It consists of: - A bright main room with sleeping area and living space - A fully equipped and fitted kitchen - A bathroom with shower and toilet - A beautiful private terrace with breathtaking sea views The apartment is sold fully furnished. Cold water, hot water, and heating are included in the charges. Possibility to purchase a parking space with a security lock bar at an additional cost. A must-see – don't miss out!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 360 and 570 € (reference year 2022)  
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