



CHEZ SOI IMMO

transactions immobilières
www-chez-soi-immo.com

159 900 €

Buying apartment

2 rooms

Surface : 31 m²

Surface of the living : 18 m²

Year of construction : 1960

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : Excellent

Standing : Residential

Building condition : Good

Features :

Lift, Secured residence, Calm, Terrasse profonde, Climatisation, Electric shutters

1 bedroom

1 terrace

1 shower

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

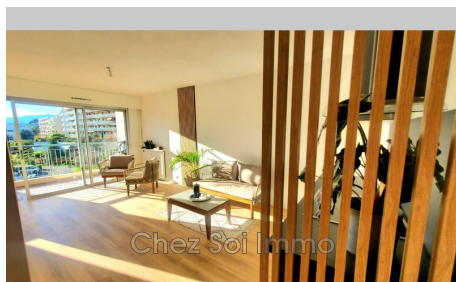
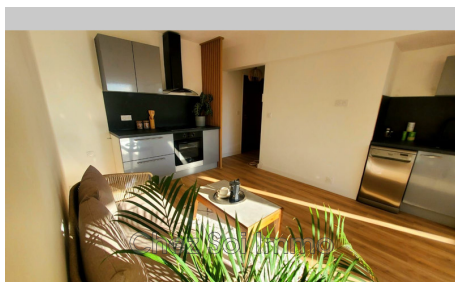
Document non contractuel

08/09/2024 - Prix T.T.C



Apartment 600 Cagnes-sur-Mer

We are selling a T2 (Studio in the notarial deed) of 32m² with a balcony, not overlooked, without noise pollution, because the windows face greenery and not the road. Located on the 4th floor with elevator. Excellent location as it is located between the city center of Cagnes-sur-Mer (1 min walk) and the train station (3 min walk). The entrance to the motorway is 3 minutes by car towards Nice, 7 minutes towards Villeneuve-Loubet. The sea is 15 minutes away on foot. At the foot of the building: a pharmacy, a grocery store/butcher/greengrocer (quality ++ and unbeatable prices), a bus stop. The apartment consists of: • Entrance 3.44m² • Bathroom 4.29m² • WC 1.05m² • Living room/Kitchen 17.85m² • Sleeping area 5.37m² • Balcony 4.63m² The work is currently being done. This includes: Electricity 100% up to standard, plumbing overhaul, creation of the sleeping area which will have a window and a door, equipped kitchen (no fridge, but dishwasher, hob, oven and hood) in the living room, change of all the interior doors, refreshing of the entire apartment: wall/ceiling painting, all IN WHITE (the bathroom - color as in the visual), change of floor, decorative battens for zoning, change of bathtub, change of WC. Estimated end of work: end of February. Metal joinery, roller shutters will



before the end of the work - we provide specifications for the work to be completed.

Chez Soi Immo - 5 Rue Robert Lecat - 06800 Cagnes-sur-Mer

Fees and charges :

Tél: 06 52 59 60 29 - info.chezsoiimmo@gmail.com

Annual current expenses 1 296 €

Carte professionnelle n°0605 2017 000 020 062 - RCS 823 414 644

Well condominium

SIRET 823 414 644 00018 - Document non contractuel - Prix F.A.I.

1 lot in the condominium 159 900 € fees included