



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

**459 580 €**

**Buying apartment**

**3 rooms**

**Surface : 93 m<sup>2</sup>**

**Surface of the living : 52 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : Good**

**Features :**

Fireplace, Calm, Terrasse profonde,  
Double Glazing, Proximité commerces,...

2 bedrooms

1 terrace

1 bathroom

1 shower

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

27/07/2024 - Prix T.T.C



## Apartment Cagnes-sur-Mer

Nestled in the heart of Haut de Cagnes, in a quiet cul-de-sac, this charming house/apartment of 92 m<sup>2</sup>, discreetly semi-detached, will seduce you with its very beautiful volumes and strong development potential. The villa is as follows: on the ground floor, American kitchen opening onto a bright living room, thus forming a living room of more than 52 m<sup>2</sup> with fireplace (possibility of creating a bedroom with a water point subject to work). The pleasant 66 m<sup>2</sup> terrace/garden (south/west facing) benefits from a beautiful open view of the city. Upstairs, you have two master suites and an independent guest toilet. No charges. Private parking. Price displayed, fees included, payable by the seller. Contact Virginie 06.52.59.60.29

Fees and charges :

Annual current expenses 600 €

Well condominium

2 lots in the condominium 459 580 € fees included



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*SIRET 823 414 644 00018 - Document non contractuel - \*prix F.A.I.*