

304 000 €

For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : good

Features :

Lift, Double Glazing, Secured residence,  
Calm, residential, Electric blinds, Electric  
shutters, Air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Legal information

304 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 100 €  
(175 € 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 2443 Cagnes-sur-Mer

ATRIO IMMOBILIER EXCLUSIVE Cagnes-sur-Mer Valley of the Flowers / Valley of the Vaux In a pretty secure residence, 2 minutes from the college, schools and supermarket, beautiful 3-room apartment of 64 m<sup>2</sup> with a large 10 m<sup>2</sup> terrace overlooking the garden. Top floor, facing South West, the apartment benefits from beautiful light, very well laid out with equipped US kitchen opening onto pleasant living room. It has two bedrooms, one with dressing room, a bathroom and separate toilet. In good general condition, it is equipped with electric shutters and blinds as well as air conditioning in the living room. A closed garage in the basement completes this property. Guaranteed to be a favorite!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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