

545 000 €

**Buying apartment**

**3 rooms**

**Surface : 73 m²**

**Surface of the living : 22 m²**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

lift, gated, calm, armored door, residential,  
Volets roulants électrifiés, Stores terrasse  
automatisés, Proche aéroport, Proche des  
plages

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2024 - Prix T.T.C



**Apartment 24 Cagnes-sur-Mer**

CROS DE CAGNES - TOP FLOOR - LARGE TERRACE - PANORAMIC SEA VIEW - NOT OVERLOOKED - PERFECT QUIET - SECURE PARKING VERY RARE ! In the very residential area of Bréguières, 5 minutes from the sea and the Saint Laurent du Var port, and 10 minutes from Nice Côte d'Azur airport, Secure residence in perfect calm, located on the top floor, Beautiful 3-room apartment of 73.69m², bright and in perfect condition, facing South/West, opening onto the 15m² terrace with dominant and panoramic sea view, not overlooked. Bright open living room with two bay windows for access to the terrace and this magnificent panoramic sea view, south/west exposure. Fully equipped modern independent kitchen (which can be opened onto the living room), access to the terrace. Sleeping area with two beautiful bedrooms, plenty of storage space, modern shower room with window, separate toilet. Electrified roller shutters, terrace blinds Secure private parking, easy-access cellar (bicycle storage). Close to shops and amenities.

Fees and charges :

Annual current expenses 3 804 €

Well condominium



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**

***Parking Gratuit devant l'agence / Free Parking Lots available***

Tél. +33 (0)4 93 04 22 12 - [contact@riviera-bay.com](mailto:contact@riviera-bay.com) - [www.riviera-bay.com](http://www.riviera-bay.com)

RCS Nice B 491 891 594 - Document non contractuel - Barème de prix sur notre site internet