



# DELAIN IMMOBILIER

L'IMMOBILIER A CAGNES SUR MER

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290 000 €

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 18 m²**

**Year of construction : 1955**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Standing : Plan amélioré**

**Building condition : Ravalement fait**

**Features :**

lift, gated, armored door, residential,  
electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

1 parking

1 cellar

#### Legal information

290 000 €

Fees paid by the owner, well condominium,  
annual current expenses 1 716 €  
(143 € 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 2364 Cagnes-sur-Mer

CAGNES SUR MER. Racecourse. Pretty two-room apartment with side sea view opening onto a small terrace facing the racecourse and a balcony facing east. It follows a classic layout with the bedroom in absolute calm. It has undergone significant improvements in its thermal and sound insulation and in its home automation (electric roller shutters and blinds, latest generation hot water tank, air conditioning). Only painting work is to be considered. A beautiful cellar and secure collective parking complete this property. Charges: €143 per month for collective heating and water. EDE: between €680 and €970/year 2023. TF 2022: €623. Price: €290,000 Fees payable by the sellers.

Document non contractuel - 01/09/2024



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