



489 000 €

**For sale last floor**

**3 rooms**

**Surface : 88 m²**

**Surface of the living : 41 m²**

**Year of construction : 1972**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

1 parking

**Legal information**

489 000 €

Fees paid by the owner, well  
condominium (12 lots in the condominium),  
annual current expenses 3 372 €  
(281 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Last floor 2398 Cagnes-sur-Mer

CAGNES SUR MER. The big plans. On the top floor, this superb three-room apartment of 88m² LC opens onto two terraces and a balcony, it is bathed in sunlight all day long and benefits from the calm of the location. It follows the following plan: entrance with dressing room, double living room with equipped open-plan kitchen, then night area with two bedrooms separated by a bathroom with window and toilet. A cellar and collective parking complete this property. Shops are in the immediate vicinity, the beach is 200m away. The collective mode ensures you comfort all year round for €257/month (cold water, hot water and heating). DPE: C. TF 2024: €1137. Price: €489,000 Fees payable by the sellers.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1200 and 1670 € (reference year 2022)  
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