

189 000 €

For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud est

View : Dégagée verdure

Hot water : Individuelle

Inner condition : good

Features :

lift, gated, calm

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar



## Apartment 2096 Cagnes-sur-Mer

EXCLUSIVE 2-room apartment on the top floor in a bright corner, ideally arranged. Entrance, living room, independent kitchen (US possibility) opening onto large terrace of 15m<sup>2</sup>, 1 bedroom, 1 bathroom, 1 independent toilet and 1 cellar. Close to all amenities. Sold rented until 07/10/2025 at 900 euros per month including charges. Ideal investor! Charges €/month. Property tax €/year. The property is subject to the status of co-ownership. Number of batches: NC Annual charges: €2,760/year Fees payable by the seller. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

### Legal information

189 000 €

Fees paid by the owner, well condominium, annual current expenses 2 760 € (230 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Document non contractuel - 12/12/2024

