



281 304 €

For sale ground garden

3 rooms

Surface : 70 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 2026

Exposition : Nord est

View : Campagne

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : new

Features :

Double Glazing, Secured residence, Calm, residential, Electric shutters

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

#### Legal information

281 304 € fees included

5,04% VAT of fees paid by the buyer

(267 813 € without fees), well

condominium (80 lots in the condominium),

annual current expenses 1 344 €

(112 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



#### Ground garden 1889 Cagnes-sur-Mer

NEW PROGRAM DELIVERY 2nd half of 2026. Privileged location in the countryside, 5 minutes from the Poligone Riviera center. Very beautiful co-ownership made up of spacious apartments - Villa Duplex - type 2/3 and 4 rooms with private garden facing south. We offer you this Beautiful apartment - 2 rooms 51M2 with a south garden of 140m2 American kitchen living room 32M2 - a bathroom with toilet - private parking - Rare product for sale! Eligibility Conditions - Documentation on request - Information: 06 16 30 27 91 Non-contractual photo.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Document non contractuel - 30/04/2025

