



190 000 €

For sale last floor

2 rooms

Surface : 30 m²

Surface of the living : 18 m²

Year of construction : 1985

Exposition : Est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : residential

Building condition : good

Features :

Double Glazing, Calm, residential

1 terrace

1 bathroom

1 WC

1 garage

Legal information

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Fees paid by the owner, well condominium(17 lots in the condominium), annual current expenses 751 € (63 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Last floor 2001 Cagnes-sur-Mer

Rare opportunity on the Cagnes market! Cagnes-Sur-Mer, Val Fleuri area (chemin du Vallon des Vaux), close to André Malraux Middle School. In a building constructed in 1985, comprising 17 residential units, spacious studio of 30.50m² on the second and top floor with private access to a superb roof terrace of 36m², facing east and offering completely unobstructed views. The apartment features an entrance hall with built-in closet, an air-conditioned living room of 18m², adjoining a 5m² veranda, a fitted and semi-equipped kitchenette (electric hotplates, extractor hood, and refrigerator) of 2.50m² with a laundry area of 1.90m², and a bathroom with WC of 3m². A 12.75m² basement garage and a cellar complete the property. Monthly fees amount to 62 euros including collective cold water, with individual electric hot water and heating. You will undoubtedly fall in love with this studio, which will allow you to fully enjoy the summer nights of the...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 730 and 1030 € (reference year 2023)
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