



190 000 €

For sale last floor

1 room

Surface : 30 m<sup>2</sup>

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

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



## Last floor 2001 Cagnes-sur-Mer

Rare opportunity in the Cagnes market! Cagnes-Sur-Mer, Val Fleuri area (chemin du Vallon des Vaux), near André Malraux middle school. In a condominium (without elevator) built in 1985, consisting of 17 residential units, a spacious 30.50m<sup>2</sup> studio on the second and top floor of the building with private access to a beautiful 36m<sup>2</sup> rooftop terrace, facing east with a completely open view. The apartment includes an entrance hall with a built-in closet, an air-conditioned living area of 18m<sup>2</sup>, adjoining a 5m<sup>2</sup> veranda, a fitted and semi-equipped kitchenette (electric cooktop, extractor hood, and refrigerator) of 2.50m<sup>2</sup> with a 1.90m<sup>2</sup> laundry area, a bathroom with WC measuring 3m<sup>2</sup>. A 12.75m<sup>2</sup> underground garage and a cellar complete the property. Monthly charges are 62 euros, including shared cold water, with individual electric water heating and heating. You will undoubtedly fall in love with this studio, which will let you fully enjoy the summer...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B

Estimated annual energy between 730 and 1030 € (reference year 2023)

Document non contractuel - 14/02/2026

