

435 000 €

For sale apartment

3 rooms

Surface : 72 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : A moderniser

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters, pool

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

29/10/2024 - Prix T.T.C



### Apartment 583 Cagnes-sur-Mer

VESPINS - SEAFRONT - 3 ROOMS CONVERTIBLE INTO 4 ROOMS OF 72m<sup>2</sup> - TOP FLOOR - RESIDENCE WITH POOL The MCE Immobilier agency exclusively offers you this superb 3-room apartment of 72m<sup>2</sup> on the seafront located on the top floor in a residence with swimming pool on Avenue des Mimosas in Les Vespins de Cagnes-sur-Mer. It consists of an entrance with cupboard, two north-facing bedrooms with cupboards, one of which has a balcony overlooking the residence's swimming pool, a separate fitted kitchen, a large 25m<sup>2</sup> living room with air conditioning opening onto a south-facing terrace with an exceptional sea view, a bathroom and a separate toilet. Possibility to easily transform the apartment into 4 rooms. Cold and hot water and heating are included in the charges. A secure garage space with a gate and a cellar complete this superb property. Do not hesitate to contact me for more information: Yann BOULET (MCE Real Estate) 07.67.26.51.55

Fees and charges :

Annual current expenses 2 400 €

Well condominium

