

**349 000 €**

**Buying apartment**

**3 rooms**

**Surface : 70 m²**

**Surface of the living : 17 m²**

**Year of construction : 1965**

**Exposition : Sud nord**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Standing : good**

**Building condition : good**

**Features :**

lift, gated, calm, armored door, residential,  
electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

07/05/2025 - Prix T.T.C



### Apartment 1924 Cagnes-sur-Mer

Great opportunity to seize in the popular Cros-de-Cagnes district! Come and discover this charming 3-room apartment, with a surface area of 70m². Featuring a 10m² terrace and a spacious 17m² living room, this property, located on the 5th floor of a luxury building, offers a magnificent sea view. Well exposed south-north, this apartment has an independent equipped kitchen and benefits from collective heating and individual electric hot water. With two bedrooms, a bathroom, a toilet, a parking lot and a cellar, you will have all the necessary comfort. The apartment requires some renovation work to reveal its full potential. The building, built in 1965, is in good condition and includes an elevator, a secure residence, a quiet surrounding, an armored door, and electric roller shutters. An ideal residential property for anyone looking for tranquility. The Cros-de-Cagnes area is a picturesque district located in the town of Cagnes-sur-Mer, with the postal code 06800, in the Provence-Alpes-Côte d'Azur region. It is known for its pleasant living environment, with its pebble beach, its seafood restaurants, and its colorful buildings that illustrate the charm of the Côte d'Azur. Cros-de-Cagnes is also marked by its rich historical heritage, including the famous Renoir Museum and

