

**548 000 €**

**Buying apartment**

**4 rooms**

**Surface : 83 m²**

**Surface of the living : 42 m²**

**Year of construction : 2022**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle thermodynamique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : new**

**Features :**

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

18/06/2025 - Prix T.T.C



### Apartment 1934 Cagnes-sur-Mer

Located in Cagnes sur Mer in the heart of Val Fleuri, discover this magnificent 3/4 room corner apartment, covering an area of 83m². This is an exceptional property located on the top floor of a contemporary building, still under ten-year warranty. This apartment benefits from absolute calm, enhanced by great brightness due to its orientation towards the South and East. It is composed of a spacious double living room with open American kitchen, all opening onto a panoramic terrace of 36m². You will find a master suite incorporating a storage closet and enjoying a private terrace of 6m², followed by the presence of a second sleeping area also with closet. The possibility is offered to you to create a third bedroom if necessary. Two bathrooms with toilet, one with bathtub and the other with shower, complete this ensemble. The apartment is fully air-conditioned, and also benefits from several storage spaces, electric shutters and mosquito nets for optimal comfort. Finally, a double underground parking space is provided for you. Information on the risks to which this property is exposed is available on the Géorisques website.

Fees and charges :

Annual current expenses 2 432 €

