

**Price on request**

**Buying duplex**

**4 rooms**

**Surface : 119 m²**

**Surface of the living : 40 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : résidentiel**

**Building condition : good**

**Features :**

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

2 bedroom

2 terraces

2 show ers

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

07/10/2025 - Prix T.T.C



**Duplex 1936 Cagnes-sur-Mer**

CAGNES SUR MER, highly sought-after VESPINS district, in a beautiful residence with a SWIMMING POOL located at the foot of the shops while remaining QUIET and just 200m from the seaside, a STUNNING 3/4-room duplex of 119m² living space on the TOP FLOOR, on the first level, a spacious living room with an open kitchen of 50m² opening onto a 58m² corner TERRACE facing south and west, offering PANORAMIC SEA VIEWS, a bedroom and a shower room; upstairs, a second bedroom with an en-suite shower room, a 22m² air-conditioned office, and a second terrace of 25m². The whole is AIR-CONDITIONED and in IMMACULATE CONDITION with quality finishes. For your convenience, the apartment comes with a CELLAR, a GARAGE, and a private PARKING space. Additional parking can be purchased. A TRUE FAVORITE!

Fees and charges :

Annual current expenses 3 155 €

Well condominium

48 lots in the condominium

