

**548 000 €**

## Buying apartment

**5 rooms**

**Surface : 102 m²**

**Surface of the living : 25 m²**

**Year of construction : 1974**

**Exposition : Sud est**

**View : Mer**

**Hot water : Collective**

**Inner condition : A rafraichir**

**Standing : residential**

## Features :

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

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

10/05/2024 - Prix T.T.C



## Apartment 10811 Cagnes-sur-Mer

In a quiet residential area of the Hippodrome, this magnificent 5-room apartment will meet all your expectations. With a surface area of 106 m² it is made up of 2 apartments which have been joined together (and which can also resume their original identity) it includes a living room with dining area opening onto a terrace with open and sea views, 3 bedrooms including one large bedroom which also opens onto the sea view terrace, a bathroom, a shower room and two toilets. The independent kitchen is fitted out and opens onto a terrace, just like the 2 other bedrooms, the upstairs location, crossing with its terraces gives it brightness and a and also has two terraces of 15 m² facing South-East offering a view breathtaking view of the Sea. With luxury services such as double glazing, electric blinds, roller shutters and elevator, this apartment, requiring a little refreshment, is full of potential. In addition, two parking spaces and two cellars complete this offer. The residential building, dating from 1794, is made up of four floors. The property is sold free. Nestled in the heart of the town of 06800 Cagnes-sur-Mer on the French Riviera is the iconic Hippodrome de la Côte d'Azur. The first racecourse in the Provence-Alpes-Côte d'Azur region, this prestigious place, opened in 1952, is



85 lots in the condominium 548 000 € agency fees 5,11% à the responsibility of the buyer included

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