COLDWELL BANKER
EUROPA REALTY

Apartment Cagnes-sur-Mer 51 m²



SALE PRICE : 369 000 €

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11 rue Chauvain
France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Cros de Cagnes – Rare, elegant and fully renovated 1-bedroom apartment with terrace –

Everything within walking distance – from the beach to the shops in under 5 minutes.

High-quality materials and beautifully executed work combining craftsmanship and modernity: solid wood flooring, decorative wall mouldings, home automation, and optimized energy management.
Enjoy a beautiful and spacious living area opening onto a terrace with an unobstructed view of greenery and the typical vegetation of the French Riviera.

Everything has been designed for your comfort: reversible air conditioning, plenty of storage, electric blinds and shutters, a guest toilet with washbasin.
A cellar is also included, with the option to purchase a large garage with mezzanine at an additional cost.

The night area consists of a lovely bedroom with an en-suite bathroom featuring a walk-in shower and its own toilet.

Just across the street, you will discover the Southern French lifestyle with the Cros de Cagnes Market and covered food halls, where tradition endures and the high quality of the products contributes to the reputation of the stalls and artisans devoted to their craft.

Agency fees are payable by the seller.
Property tax: €1,047 per year
Service charges: €92 per month
Number of units in the condominium: 397
No ongoing legal proceedings.
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	51.58 m²	Elevator:	Oui
Number of units:	124	Property tax:	€1.00	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 109

Greenhouse gas emissions (GHG) index: A 3

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