



424 000 €

Buying immeuble

6 rooms

Surface : 173 m<sup>2</sup>

Surface of the living : 89 m<sup>2</sup>

Year of construction : 1970

Exposition : Est ouest

View : Citadine

Hot water : Individuelle

Inner condition : Bon

Building condition : Bon

Features :

Double vitrage

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

17/09/2024 - Prix T.T.C



## Immeuble 045 Cagnes-sur-Mer

Come and discover this 6 room type premises located in the heart of Cagnes-sur-Mer. Offering a beautiful surface area of 200m<sup>2</sup>, this property is located on the garden level of a charming building dating from 1970, which is in good condition. You will certainly be seduced by its beautiful East-West exposure, which gives it optimal light throughout the day. In terms of layout, the kitchen is open and the hot water and heating are individual. The interior of the apartment is in good condition and has great features such as double glazing. Without forgetting its city view which adds value to this property. ideal liberal profession.

### Legal information

424 000 € fees included

6,00% VAT of fees paid by the buyer (400 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



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