



449 000 €

**Buying appartement**

**3 rooms**

**Surface : 74 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : Bon**

**Standing : Résidentiel**

**Building condition : Ravalement fait**

**Features :**

Ascenseur, Double vitrage, Résidence sécurisée, Calme, Porte blindée, Résidentiel, Stores électriques, Volets roulants électriques, Piscine, Parking visiteurs

2 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

19/09/2024 - Prix T.T.C



## Appartement 124 Cagnes-sur-Mer

Charming 3-room apartment, with a surface area of 74 m<sup>2</sup>, located in the popular Hippodrome residence in Cagnes-sur-Mer. The apartment, facing south, offers a glimpse of the sea from its generous 15 m<sup>2</sup> terrace. The living room area has a surface area of 23 m<sup>2</sup>, pleasant brightness and an optimized layout. The kitchen is independent and fitted and the services are collective for hot water and heating. The interior condition of the apartment is impeccable. The building was built in 1970 and has recently undergone a renovation. The high-end residential atmosphere and the security of this 16-storey building contribute to its appeal. The apartment offers two bedrooms, a bathroom, two toilets, two terraces and a cellar and a garage. The elevator, double glazing and calm are all assets for this property. The Hippodrome de Cagnes-sur-Mer, located in the Alpes-Maritimes department (06800), is one of the most important places dedicated to horse racing in France. Benefiting from a privileged geographical location, close to the Mediterranean Sea, this green space combines sport, conviviality and entertainment. Each year, the racecourse hosts around 70 meetings of Gallop and Trot breeds. In addition to the races, it also offers various entertainment,



risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

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