



# AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

[www.agencedesbaous.com](http://www.agencedesbaous.com)

3 agences La Gaudie, Vence & St-Jeannet

328 500 €

**For sale apartment**

**4 rooms**

**Surface : 78 m²**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Features :**

lift, double glazing, calm, air conditioning, residential

3 bedroom

1 terrace

1 shower

1 WC

2 parkings

1 cellar

#### Legal information

328 500 €

Fees paid by the owner, well condominium, annual current expenses 4 080 € (340 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2242 Cagnes-sur-Mer

For Sale - Beautiful 79 m² 4-room apartment, fully renovated - Quiet and green - Near Polygone Ideally located in a calm and green environment, in the immediate vicinity of the Polygone, come and discover this magnificent, fully renovated 79 m² apartment, offering a comfortable and modern living environment, not overlooked. The apartment features three spacious bedrooms with built-in storage, a large, bright living room with a lounge, and an open-plan kitchen. You'll appreciate the large, modern bathroom and separate toilet. Plenty of storage space has been optimized to provide a functional space. You'll enjoy a south-facing balcony, perfect for sunny breakfasts. The apartment is located on the first floor and includes a private cellar and two parking spaces. The setting is peaceful, surrounded by greenery, and privacy is guaranteed thanks to the lack of overlooked views. You'll be in close proximity to shops, public transport, and the...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1430 and 1980 € (reference year 2024)  
Document non contractuel - 01/08/2025



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