



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

## Price on request

**Buying apartment**

**2 rooms**

**Surface : 41 m²**

**Surface of the living : 18 m²**

**Year of construction : 2019**

**Exposition : Sud est**

**View : Jardin**

**Inner condition : Neuf**

**Building condition : Neuf**

### Features :

Lift, Secured residence, Calm,  
Climatisation, Double Glazing

1 bedroom

1 terrace

1 shower

1 parking

**Energy class (dpe) : B**

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

Document non contractuel

13/07/2025 - Prix T.T.C



## Apartment 587 Nice

Beautiful apartment of 41.88m<sup>2</sup> without any work required. The property is located on the first floor of a residence built in 2019 (still under ten-year guarantee), located in a dead end on Avenue Sainte Marguerite. As soon as you enter, you will be seduced by the fully equipped kitchen opening onto a living room, a beautiful bedroom with a large closet and a bathroom. A beautiful deep, quiet terrace completes this property as well as two private parking spaces. Ideally located 5 minutes by car from the highway, the Matisse voice, and a few minutes walk from the tram, schools and local shops. This apartment is currently occupied by tenants, they are ready to leave the property, but can also stay if you wish to make it a rental investment. A visit is essential! Do not hesitate to contact me on 06 98 18 34 81

Fees and charges :

Annual current expenses 1 947 €

Well condominium

26 lots in the condominium



**Chez Soi Immo - 5 Rue Robert Lecat - 06800 Cagnes-sur-Mer**

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**Carte professionnelle n°0605 2017 000 020 062 - RCS 823 414 644**

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