



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

## Price on request

**Buying apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 28 m²**

**Hot water : Individuelle**

**Inner condition : Excellent**

**Standing : Residential**

**Building condition : Good**

### Features :

Calm, Terrasse profonde, Climatisation,  
Double Glazing, Proximité commerces,...,  
Proximité mer

1 bedroom

1 terrace

1 bathroom

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

14/10/2025 - Prix T.T.C



## Apartment 535 Cagnes-sur-Mer

For sale, Cagnes-sur-Mer, Pinède neighborhood, 2-room villa apartment of 45m<sup>2</sup> Carrez law but over 61m<sup>2</sup> of floor space, close to the beach. The apartment includes on the ground floor a spacious open area: living room, dining room, and kitchen (with pantry) opening onto a large terrace with private access (like in a villa) and a separate WC; upstairs, an attic bedroom with its bathroom and WC. Close to the beach (with pedestrian access directly to the seafront) and shops. Very quiet. Low fees. A guaranteed favorite. Ideal as a pied-à-terre. Property under co-ownership regulations, price shown includes seller's fees. Contact agent: Virginie at 06.52.59.60.29.

Fees and charges :

Annual current expenses 480 €

Well condominium



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

*Tél: 06 52 59 60 29 - info.chezsoi.immo@gmail.com*

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

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