



145 000 €

**Buying apartment**

1 room

Surface : 31 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud est

View : Dégagée sans vis à vis

Hot water : Collective

Inner condition : To modernize

Standing : Residential

Building condition : Ravalé

**Features :**

Lift, Residential, Parking sous sol

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

29/04/2024 - Prix T.T.C



## Apartment 869 Cagnes-sur-Mer

PORT IMMO EXCLUSIVE: IDEAL INVESTOR studio of 31.72m<sup>2</sup> secure basement parking and cellar, apartment sold RENT 583€ (rent 503€ + 80€ collective hot and cold water charges, lease 3/6/9) tenant in place since 2013. TOP FLOOR , Living room with usable kitchen of 24.84m<sup>2</sup>, REVATED residence, strong potential to convert into 2 rooms, South East exposure, Polygon 2 steps away, bus at the foot of the building! INFORMATION AND VISIT : ARMELLE GUICHAOUA 06.64.63.07.74

Fees and charges :

Annual current expenses 2 100 €

Well condominium

27 lots in the condominium 145 000 € agency fees 4,83% à the responsibility of the buyer included

