LEGGETT
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Ref: A47779JEV06 Price: 346 500 EUR

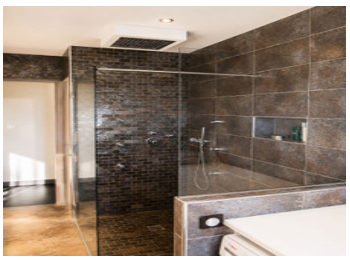
agency fees to be paid by the seller

A Prime French Riviera Location







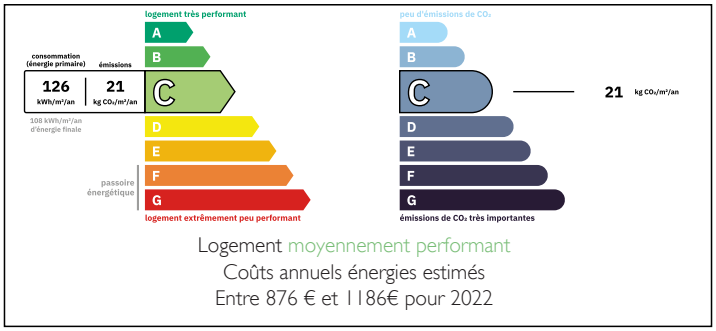








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 876 € et 1186€ pour 2022

INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	72 m2
Outside Space:	14 m2

IN BRIEF

Located in Cagnes-sur-Mer, this elegant 72 sqm apartment occupies the third floor of a six-story residence, offering a peaceful and convenient setting between Nice and Cannes.

Fully renovated with care and attention to detail, the property combines quality finishes, a well-designed layout, and generous proportions. The open-plan living room and kitchen create a welcoming space, while the two spacious bedrooms provide comfort and privacy.

The apartment also features a shower room, a separate WC, and three reversible air-conditioning units, ensuring year-round comfort. Communal heating and an energy performance rating of C add to its practical appeal.

Two balconies, facing north and south, provide complementary outdoor spaces and allow residents to enjoy natural light at different times of the day. Double glazing contributes to a quieter environment.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**852 EUR**
Taxe habitation:	**1145 EUR**

NOTES

DESCRIPTION

A Desirable Location on the French Riviera:
Cagnes-sur-Mer is an increasingly attractive town, combining an authentic Mediterranean charm, coastal living, local amenities, and convenient access to the region's main destinations. Ideally situated between Nice and Cannes, it offers a sought-after lifestyle on the French Riviera.
The apartment is just a short walk from the renowned Côte d'Azur racecourse, an iconic venue in French horse racing, as well as the beaches.
Nice International Airport is 10 minutes away by car, while Cagnes-sur-Mer railway station is a 15-minute walk from the property. The station provides convenient connections to Nice, Cannes, and other destinations along the French Riviera, as well as access to the French and European rail networks.

A Property with Versatile Potential:
Having been used as a seasonal rental property for several years, the apartment offers interesting potential for buyers considering a rental investment.
Its location, quality renovation, outdoor spaces, and proximity to the beaches, amenities and transport connections make it an appealing option for a primary residence, a French Riviera pied-à-terre, or a rental investment project.

Don't miss this stylishly renovated apartment in a sought-after location, offering comfort, convenience, and the distinctive lifestyle of Cagnes-sur-Mer!

Property Dimensions
- Living area: 72 sqm
- Open-plan living room / Kitchen: 32.1 sqm
- Bedroom 1: 12.1 sqm
- Bedroom 2: 15.3 sqm
- Shower room: 7.5 sqm
- WC: 1.1 sqm
- Hallways: 4.1 sqm
- Balcony 1: 9 sqm
- Balcony 2: 4.6 sqm

Co-owned building of 150 units