

Top-Floor Studio in Cagnes-Sur-Mer by Nice – Beachfront, Sea-View Terrace, Turnkey, High Rental Potential

EXCLUSIVE



INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	13 m2
Outside Space:	11 m2

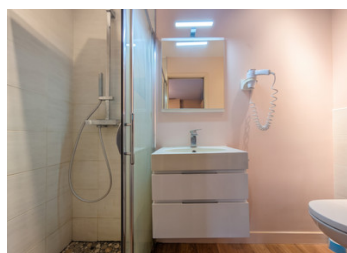
IN BRIEF

Vahe Pekmez and Leggett International Real Estate present a top-floor turnkey studio facing the beaches of Cagnes-Sur-Mer by Nice. Set on the 3rd and top floor in a 1926 historic building —the former Hotel Riviera Pension— with an elevator, the property provides immediate access to the seafront promenade.

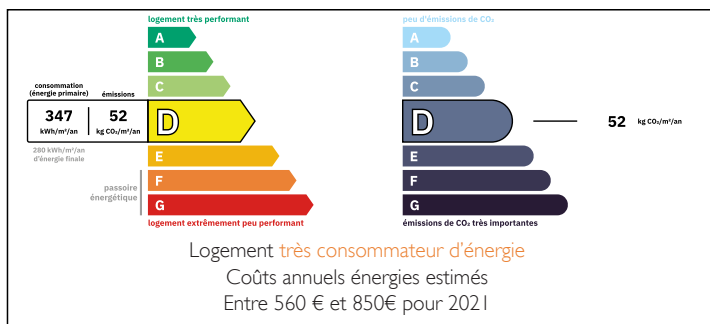
The apartment features an entrance, a bright living space with an integrated kitchen, and a modern shower room with WC. Its highlight is the 11 m2 open terrace commanding sea views.

The studio offers prime rental potential in this highly popular coastal town of the French Riviera.

Equipped with reversible air conditioning, double glazing, and low monthly condo charges of €95, this studio is ready for immediate enjoyment or seasonal rental.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 528 EUR

NOTES

DESCRIPTION

OVERVIEW:

Positioned directly on the seafront Promenade de la Plage in Cagnes-sur-Mer, this top-floor studio combines a frontline Mediterranean location with strong investment opportunity. The apartment is situated on the 3rd and top floor, serviced by an elevator, within an emblematic 1926 heritage building originally known as the Hotel Riviera Pension.

Offering 13.3 m² of interior living space (Loi Carrez), the studio is extended by a private 11 m² open-air terrace with sea views over the the palm-lined promenade.

Sold completely furnished and in turnkey condition, the property has been thoughtfully renovated to maximize comfort and functional space. Features include a modern reversible air-conditioning system, double-glazed sliding patio doors, roller shutters, and an electrical installation meeting safety standards.

Monthly condominium charges are low at approximately €95. Thanks to its prime location across from public and private beaches and its 10-minute proximity to Nice Côte d'Azur International Airport, this property offers significant seasonal rental yields on platforms such as Airbnb, as well as an easy-to-maintain private holiday retreat.

LAYOUT:

The studio is laid out to ensure functional day-to-day living and seamless indoor-outdoor flow:

Surface areas:

- Entrance: 2 m²
- Living room and kitchen: 9 m²
- Shower room with WC: 2 m²
- Terrace: 11 m²

Total living area (Loi Carrez): 13 m² (plus 11 m² terrace, giving 24 m² total usable space)

AREA: