

## Magnificent 3 Bedroom apartment in the idyllic Domaine du Lido



## INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	115 m2
Outside Space:	25 m2



## IN BRIEF

CAGNES SUR MER - In the idyllic Lido estate - 100 m from the sea

Are you dreaming of a spacious flat in a high-standard, secure estate, just a stone's throw from the beaches and amenities?

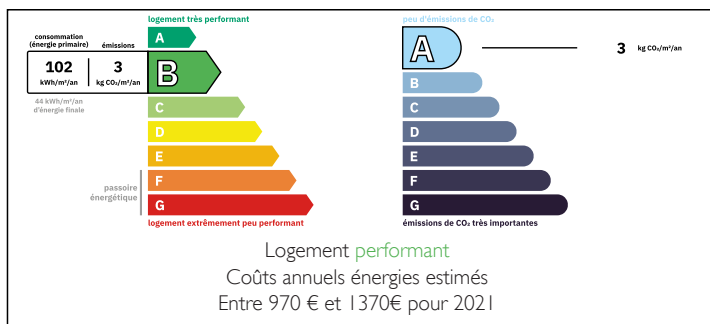
Discover this magnificent 4-room flat with TRIPLE EXPOSURE and two beautiful TERRACES.

It comprises: entrance hall, separate kitchen opening onto a first terrace, double living room opening onto a second terrace, 3 bedrooms, 2 with en-suite shower rooms and one with a large dressing room, 2 WCs. Plenty of storage space throughout the flat and large wardrobes in each bedroom.

In summer, take advantage of the swimming pool with private beach and the gardens planted with trees and flowers.

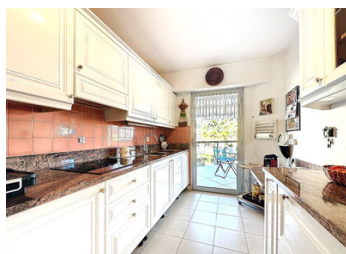
The Lido residence is renowned for its high standard of living and exceptional setting, close to all amenities. It offers unrivalled comfort and optimum

## 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.



## DESCRIPTION

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The Lido residence is renowned for its high standard of living and exceptional setting, close to all amenities. It offers unrivalled comfort and optimum security (guarded).

You also have the privilege of having DIRECT ACCESS TO THE PORT AND BEACHES from the residence.

A LARGE GARAGE with storage space completes this property.

Condominium fees : € 470/Month includes central heating, maintenance of the parc and the swimming pool, guardian.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2103 EUR**

**Taxe habitation: EUR**

## NOTES