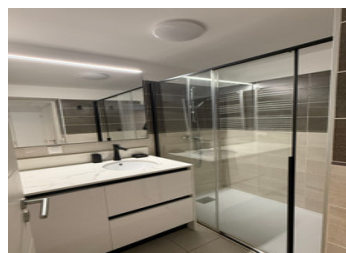
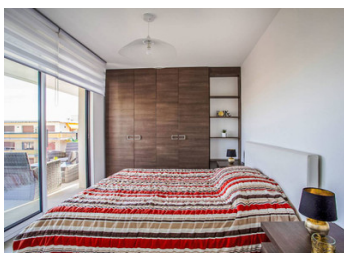


Nice - Cagnes sur Mer. In a new build, bright 1 bedroom apartment, large terrace, garage

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Cagnes-sur-Mer    |
| Department:    | Alpes-Maritimes   |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 41 m <sup>2</sup> |
| Outside Space: | 28 m <sup>2</sup> |

## IN BRIEF

Nice - Cros-de-Cagnes | Walking Distance to Beaches | Recent Residence

In the famous fishing village of Cros de Cagnes. Just a few minutes' walk from the beaches and all amenities, in a modern residence built in 2021, this bright upper-floor 1-bedroom apartment offers an ideal lifestyle on the French Riviera.

The apartment features an entrance opening onto a living room with a high-end open-plan kitchen, a spacious bedroom with fitted wardrobe, and a shower room with WC.

All rooms open onto a large, deep south-east facing terrace, providing a pleasant sea glimpse and a true extension of the living space.

Quality features include air conditioning.

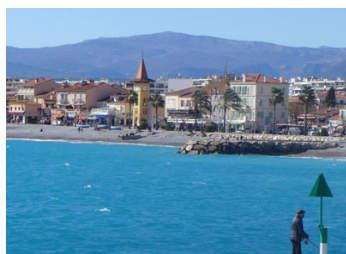
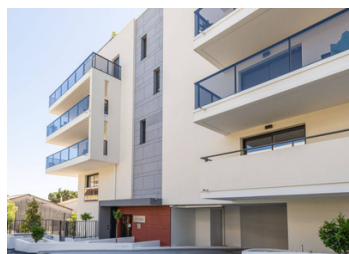
Sold with a double garage, a rare asset in the area.

Perfect as a holiday home or a rental investment, with short-term rentals permitted within the residence.

Tramway arriving in 2030 with direct link to airport

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

Nice - Cros-de-Cagnes | Walking Distance to Beaches | Recent Residence

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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: 1457 EUR**

**Taxe habitation: EUR**

## NOTES