



720 000 €

**Buying apartment**

**3 rooms**

**Surface : 63 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence, Calm, Reinforced door, Electric blinds, Electric shutters

2 bedrooms

2 terraces

1 bathroom

1 shower

1 WC

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

27/04/2024 - Prix T.T.C



## Apartment Cap-d'Ail

Rare opportunity to seize! Splendid 3-room apartment located in the popular area of downtown Cap-d'Ail. Benefit from a generous living space of 63 m<sup>2</sup> supplemented by 2 terraces of 16 m<sup>2</sup>, without forgetting its comfortable living room of 30 m<sup>2</sup>, widely lit. Enjoy a south-facing exposure and a breathtaking view of the sea from the top floor of this residential building. A well-maintained building dating from the 1970s and with 6 floors. The apartment offers undeniable comfort with its equipped American kitchen, collective heating and collective hot water. This apartment in excellent condition also has 2 bedrooms, 1 bathroom, 1 shower room and 1 toilet. Optional garage at a price of €50,000. Several quality services are also available to you such as the secure residence, the calm, an armored door, electric blinds and roller shutters, not forgetting the elevator and double glazing. To visit without delay! The town center of Cap-d'Ail is a picturesque place which exudes the gentle way of life of the Côte d'Azur. This vibrant little town stretches out into the hills overlooking the Mediterranean Sea, offering breathtaking views. The city center is rich in historic architecture, including Belle Époque villas and narrow cobblestone streets. Lined with chic boutiques, gourmet restaurants and friendly cafés, it invites you to stroll and explore. Beautiful beaches and coastal walking trails are easily accessible from the town centre. Finally, the cultural vitality of Cap-d'Ail is visible in its theater and its numerous artistic events.

Fees and charges :

Annual current expenses 6 384 €

Well condominium

720 000 € fees included