



164 300 €

**Buying appartement**

**1 room**

**Surface : 21 m²**

**Year of construction : 1965**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : Bon**

**Standing : Résidentiel**

**Building condition : Bon**

**Features :**

Ascenseur, Double vitrage, Résidence sécurisée, Stores électriques

1 terrace

1 shower

1 WC

1 parking

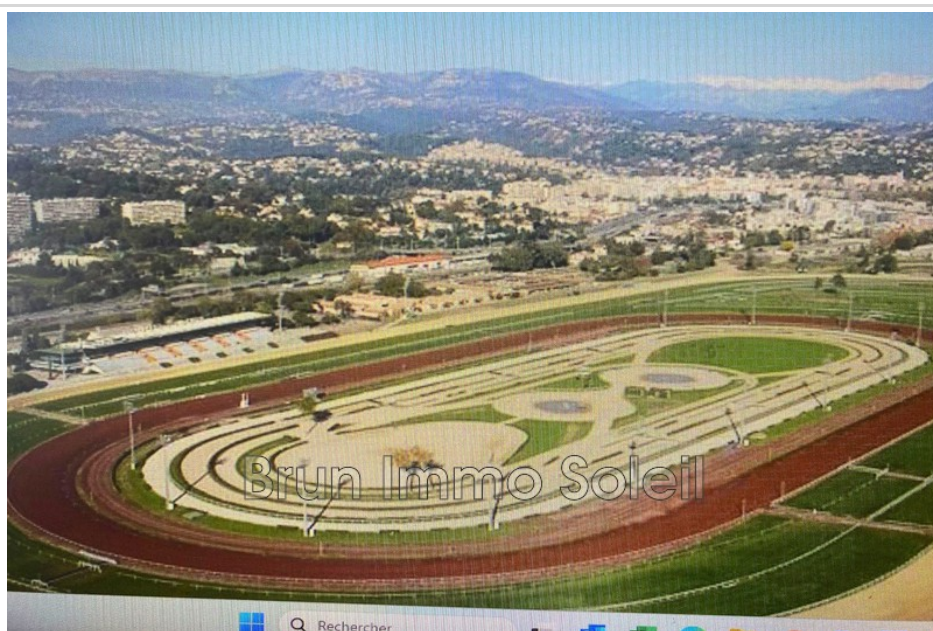
1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

29/04/2025 - Prix T.T.C



## Appartement 177 Cagnes-sur-Mer

**CAGNES HIPPODROME** Your Brun Immo Soleil agency offers you This comfortable studio apartment is located in the sought-after Hippodrome district of Cagnes-sur-Mer. The apartment, located on the second floor of a residential building, benefits from optimal sunlight thanks to its southwest exposure and offers an unobstructed view. The 26 m² property includes a 4 m² terrace, a separate fitted kitchen, a shower room and a toilet. You will also benefit from parking and a private cellar. The Cagnes-sur-Mer Racecourse, located in the heart of the town (06800), is a renowned epicenter of horse racing in France. Covering an area of 60 hectares, it offers a 1.3 km sand track and hosts both trotting and galloping races. The racecourse is renowned for its superior facilities, including grandstands with seating for 3,500, betting lounges, and restaurants. Spectators can admire the Alpes Maritimes mountains as a backdrop. Active year-round, this sporting arena attracts horse racing enthusiasts from all over France thanks to its rich program of events.

### Legal information

164 300 €



Brun Immo Soleil - 7 Boulevard J. F. Kennedy - 06800 Cagnes-sur-Mer

Tél: +33 (0)4 97 10 09 09 - info@brunimmosoleil.com

Carte professionnelle n°CPI 0062023000000112 - RCS Antibes B 952 740 421

Code NAF 6831Z - SIRET 952 740 421 00013 - Garantie financière : 120.000 EUROS - Document non contractuel - \*prix F.A.I.