



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



345 000 €

For sale apartment

2 rooms

Surface : 49 m²

Surface of the living : 19 m²

Year of construction : 1980

Exposition : Est ouest

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, residential,
electric blinds, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Legal information

345 000 € fees included

6,15% VAT of fees paid by the buyer

(325 000 € without fees), well

condominium (66 lots in the condominium),

annual current expenses 2 172 €

(181 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr



Apartment 2463 Cannes

EXCLUSIVE in the heart of our beautiful district of Lower California! Residence of very good standing and very well kept in direct proximity to all shops and only 200m from the Croisette and the beaches, great opportunity for this comfortable 2-room apartment to modernize of 50m², living room on deep west terrace of 10m², all rooms with windows, Sold with cellar and garage. Ideal location for both secondary and primary education in a quiet and residential environment! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 675 and 913 € (reference year 2021)
Document non contractuel - 18/05/2024



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS