



529 000 €

For sale apartment

3 rooms

Surface : 59 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Year of construction : 1930

Exposition : Est

View : Citadine

Hot water : Individuelle

Inner condition : new

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, calm, armored door,  
residential, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

#### Legal information

529 000 € fees included

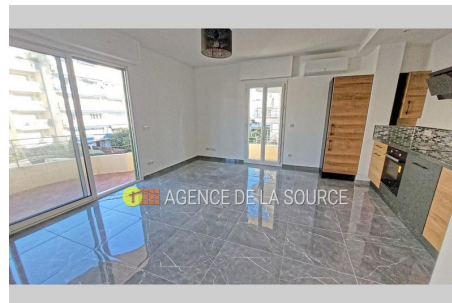
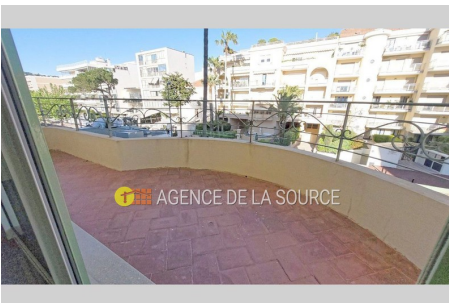
5,80% VAT of fees paid by the buyer  
(500 000 € without fees), well  
condominium (15 lots in the condominium),  
annual current expenses 1 440 €  
(120 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2462 Cannes

Cannes, the Palm Beach, certainly the most sought-after area of Cannes for the quality of life offered there. The beaches 100 m away, the Port Canto, the restaurants and bowling games on the Place de l'Étang, the Casino and the numerous water activities will allow the lucky owner of this completely renovated 3-room apartment with an 11 m<sup>2</sup> terrace on the second floor of an Art Deco building to enjoy a dream life. Do not hesitate to watch the video and contact us for a visit.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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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