



450 000 €

**For sale apartment**

**3 rooms**

**Surface : 59 m²**

**Surface of the living : 23 m²**

**Year of construction : 1970**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, gated, air conditioning,

Rénovation récente, residential, electric

blinds, electric shutters

2 bedroom

1 terrace

1 bathroom

2 WC

#### Legal information

450 000 € fees included

5,88% VAT of fees paid by the buyer

(425 000 € without fees), well

condominium (24 lots in the condominium),

annual current expenses 2 064 €

(172 € 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 2429 Cannes

**EXCLUSIVE!** Basse Californie, ideally located close to the Croisette, beaches and all shops in a small secure residence renovated in 2021, superb and bright 2-bed very well distributed with triple South-West-North exposure renovated in 2015 with great amenities, fully equipped apartment on West and North balcony of 16m².

Sold with large secure parking in the basement for car + motorcycle. Great opportunity in the neighborhood for any type of investment! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 03/05/2024



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

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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