

195 000 €

For sale apartment

2 rooms

Surface : 38 m²

Surface of the living : 20 m²

Year of construction : 1968

Exposition : Est

View : Citadine

Hot water : Collective

Inner condition : A rafraichir

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, air conditioning,
residential, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Legal information

195 000 € fees included

5,98% VAT of fees paid by the buyer

(184 000 € without fees), well

condominium(966 lots in the

condominium), annual current expenses

1 848 €(154 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

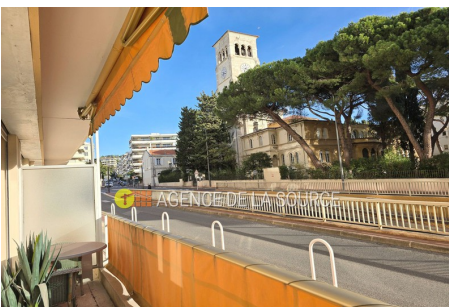
georisques.gouv.fr



Apartment 2520 Cannes

EXCLUSIVE! In the heart of our beautiful district of Basse Californie in a very high standing residence on a secure park ideally located in the immediate vicinity of the Croisette and the beaches, comfortable 2P of 38.21m² on a beautiful East terrace of 6.65m². Plan renovation for which we are able to support you in all stages of your project with our Partners (all trades and development). Sold with a large cellar with elevator access. Very good opportunity for this property with strong seasonal rental and conference potential in a calm and residential environment!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 708 and 958 € (reference year 2023)
Document non contractuel - 25/04/2025



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