



298 000 €

For sale apartment

2 rooms

Surface : 50 m²

Surface of the living : 17 m²

Year of construction : 1975

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, armored door, residential

1 bedroom

1 terrace

1 bathroom

1 WC

Legal information

298 000 € fees included

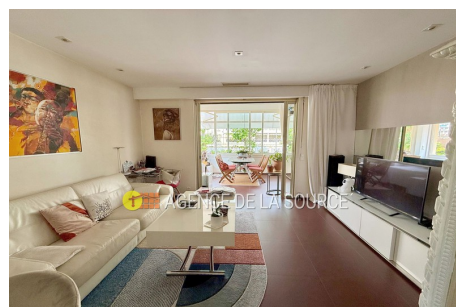
6,43% VAT of fees paid by the buyer (280 000 € without fees), well condominium (11 lots in the condominium), annual current expenses 1 116 € (93 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2572 Cannes

Ideally located in the heart of our beautiful Basse Californie neighborhood, close to all shops and beaches in a quiet and residential environment, discover this beautiful and bright 2-room triple exposure with a living area of 50m² including 36.75m² Carrez Law. On the 1st floor of a small residence of 11 lots, it benefits from a triple exposure East, South and West on a beautiful and deep South/West veranda of 12m². On the practical side, there's a fully equipped and fitted open-plan kitchen, a beautiful bathroom with a window, and a bedroom with a beautiful walk-in closet. Comfort is ensured by an individual heating system with reversible air conditioning. For your peace of mind, the apartment is equipped with double glazing, a reinforced door, and the building is secure. A true haven of peace just steps from amenities!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B
Estimated annual energy between 560 and 810 € (reference year 2023)
Document non contractuel - 07/06/2025



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