



420 000 €

**For sale apartment**

**2 rooms**

**Surface : 48 m²**

**Surface of the living : 19 m²**

**Year of construction : 1962**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Standing : improved plan**

**Building condition : good**

**Features :**

lift, gated, calm

1 bedroom

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

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Fees paid by the owner, well condominium, annual current expenses 1 284 € (107 € 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 2590 Cannes

Lower California, peacefully located in a quiet residence, just steps away from shops and buses, and a 10-minute walk from the Croisette beaches, this two-room apartment features an entrance with storage, a semi-open kitchen overlooking a 20 m² living room extended by an east-facing corner terrace converted into a sunroom, a north-facing bedroom overlooking greenery, a bathroom, and a separate toilet. A spacious cellar in the basement and a private outdoor parking space complete this property.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 900 and 1260 € (reference year 2021)  
Document non contractuel - 31/08/2025



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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