



295 000 €

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 : excellent

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

295 000 € fees included

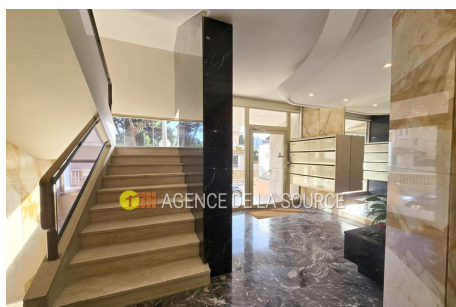
5,92% VAT of fees paid by the buyer
(278 500 € without fees), well
condominium (966 lots in the
condominium), annual current expenses
1 848 € (154 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 2602 Cannes

In the heart of our beautiful Basse Californie neighborhood, within a high-quality residence on a secure park, ideally located just steps from the Croisette and the beaches, a comfortable 2-room apartment of 38.21m² with a lovely east-facing terrace of 6.65m². Fully renovated, the apartment includes an entrance hall with closets, a bright living room with an open, equipped kitchen, a bedroom/cabin, a spacious bathroom, and a separate toilet. Sold with a large cellar accessible by elevator and the option to purchase a large, secure underground parking space for an additional €27,000 including fees. A fantastic opportunity for a property suitable as a primary or secondary residence, with strong potential for seasonal and conference rentals in a quiet, 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 - 18/10/2025



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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