

500 000 €

For sale apartment

2 rooms

Surface : 58 m²

Surface of the living : 26 m²

Year of construction : 1975

Exposition : Est

View : Citadine

Hot water : Collective

Inner condition : good

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, Climatisation collective, electric shutters

1 bedroom

1 bathroom

1 WC

Legal information

500 000 € fees included

5,93% VAT of fees paid by the buyer

(472 000 € without fees), well

condominium(404 lots in the

condominium), annual current expenses

5 400 €(450 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

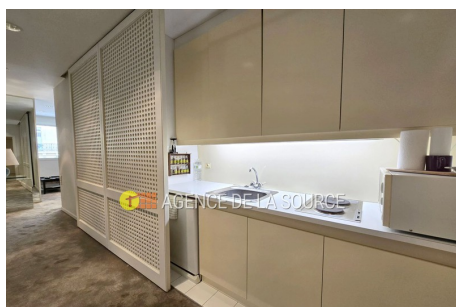
georisques.gouv.fr,



Apartment 2582 Cannes

GRAY D'ALBION, a prime location between Croisette and Rue d'Antibes, just steps from the Palais des Festivals! A great opportunity for this spacious and luxurious 59m² apartment in a prestigious, secure residence. Currently a loft-style apartment with large sliding partition doors, it can be modernised and easily adapted to your needs and desires. You will benefit from an ultra-privileged environment adapted to all your projects: Main residence, pied-à-terre, professional office...or as a rental investment with very strong potential for seasonal and congress profitability... To visit without delay!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 983 and 1331 € (reference year 2023)
Document non contractuel - 16/07/2025



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