



798 000 €

For sale apartment

2 rooms

Surface : 52 m²

Surface of the living : 17 m²

Year of construction : 1900

Exposition : Sud nord

View : Mer

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

double glazing, gated, armored door,  
residential

1 bedroom

1 terrace

1 bathroom

1 WC

#### Legal information

798 000 € fees included

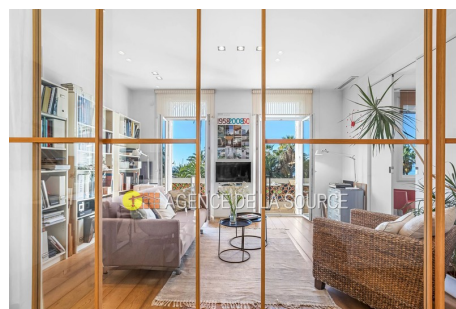
5,28% VAT of fees paid by the buyer  
(758 000 € without fees), well  
condominium (4 lots in the condominium),  
annual current expenses 1 644 €  
(137 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2581 Cannes

**FAVORITE!** Ideally located on the prestigious Boulevard de la Croisette in Cannes, this charming apartment is on the 2nd and TOP FLOOR of a small, characterful building facing the Rose Garden and the beaches! It benefits from a rare location: the only apartment on the landing, offering privacy in the heart of one of the most sought-after areas of Cannes. Completely redesigned by an interior designer, it combines timeless elegance and Modern Scandinavian design. With an optimized surface area and a completely modular layout, it currently consists of: an entrance hall, a living room opening onto a balcony, a dining room, a master bedroom, a well-equipped separate kitchen, as well as a lovely bathroom with toilet. Thanks to a clever system with sliding doors, this property is very easily modular into a 3-room apartment. A balcony allows you to enjoy a beautiful view of La Croisette, the sea and the port. You will find the whole place bathed in...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1026 and 1388 € (reference year 2023)  
Document non contractuel - 11/07/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - [info@agencedelasource.com](mailto: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