

Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



395 000 €

For sale apartment

2 rooms

Surface : 54 m²

Surface of the living : 25 m²

Year of construction : 1979

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, Conciergerie,

Porte sécurisée, residential, air

conditioning, electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

Legal information

395 000 € fees included

5,90% VAT of fees paid by the buyer

(373 000 € without fees), well

condominium(128 lots in the

condominium), annual current expenses

3 192 €(266 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

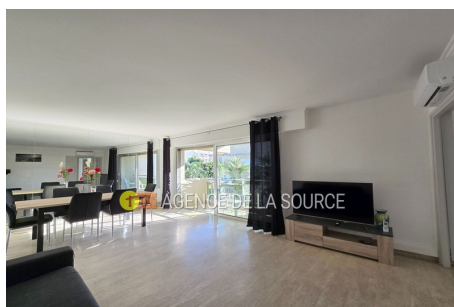
georisques.gouv.fr.



Apartment 2499 Cannes

EXCLUSIVE! Palm Beach, ideally located in the immediate vicinity of the Croisette, Port Canto and all shops in a beautiful secure and guarded residence of very good standing, spacious and bright 2P with large living room of 25m² on a 1st South terrace 4.30m², independent kitchen and bedroom on a 2nd South terrace of 4.65m², bathroom, separate toilet and plenty of storage. Apartment in very good condition, air-conditioned and equipped, sold with a large cellar and the possibility of acquiring in addition a secure parking space in the basement of the building and at the HAI price of €29,000. Very good opportunity in a Main or Secondary Residence in a privileged area with strong seasonal rental and conference potential just a stone's throw from the sea! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A
Document non contractuel - 14/05/2025



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