



# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



230 000 €

**For sale apartment**

**3 rooms**

**Surface : 55 m²**

**Year of construction : 1961**

**Exposition : Ouest**

**View : Citadine**

**Inner condition : excellent**

**Building condition : good**

**Features :**

lift, double glazing, calm, armored door,  
Chauffage au sol et clim., electric blinds,  
armored door

1 bedroom

1 shower

1 WC



## Apartment 2611 Le Cannet

**EXCLUSIVE - LE CANNET / LYCÉE CARNOT** Apartment converted into a DENTAL OFFICE including a waiting room, a treatment room, a laboratory, and a bathroom with WC. This property, in very good condition, has been recently renovated. Air conditioning. Recent interior and exterior joinery. Double glazing, electric blinds. New electrical wiring and plumbing. A large enclosed loggia fitted as a kitchen significantly increases the living space. West-facing, perfectly quiet, located in the city center (bd Carnot). Various possibilities for layout or use: liberal profession, conversion into a 3-room apartment, rental investment, etc. Facade restoration fees paid. Great opportunity for this property with high potential.

### Legal information

230 000 € fees included

6,38% VAT of fees paid by the buyer  
(216 200 € without fees), well  
condominium (59 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).

Document non contractuel - 19/11/2025



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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