



1 180 000 €

For sale appartement de prestige

3 rooms

Surface : 72 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Year of construction : 1961

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, calm, Gardien

24/24, residential, electric blinds, electric

shutters, air conditioning, Parking collectif

sécurisé

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

#### Informations légales

1 180 000 € honoraires inclus

4,15% TTC d'honoraires inclus à la charge

de l'acheteur (1 133 000 € hors honoraires),

well condominium(80 lots in the

condominium), annual current expenses

2 328 € (194 € par mois), aucune

procédure en cours, information on the risks

to which this property is exposed is

available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Appartement de prestige 2408 Cannes

Basse Californie, in a prestigious secure and guarded residence close to all amenities, shops and the centre, exceptional view of the sea, bay of Cannes and Estérel for this magnificent 2-bedroom apartment of 72.51m<sup>2</sup> including 70.34m<sup>2</sup> Carrez, entirely renovated and equipped with taste and refinement. Living room with equipped kitchen 35m<sup>2</sup> on a deep south-facing terrace, 2 en-suite bedrooms, plenty of storage, cellar, large secure collective parking. A real favorite for this exceptional property! Information and visits: Gregory T.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 596 and 806 € (reference year 2021)  
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AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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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