

695 000 €

For sale apartment

3 rooms

Surface : 67 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud ouest

View : Jardin

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, Concierge

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

#### Informations légales

695 000 € honoraires inclus

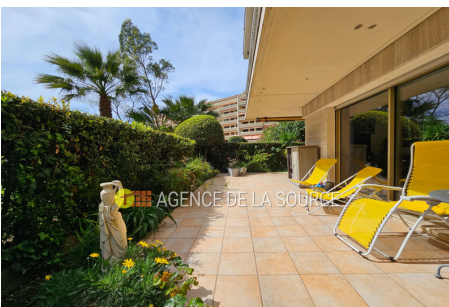
4,98% TTC d'honoraires inclus à la charge de l'acheteur (662 000 € hors honoraires), well condominium(90 lots in the condominium), annual current expenses 4 104 € (342 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2460 Cannes

Basse Californie, in a luxurious residence ideally located close to rue d'Antibes and the Croisette, bright 3-room apartment on the ground floor on the South and West corner of 67m<sup>2</sup> with a beautiful green view. Kitchen, living room and bedrooms opening onto a magnificent 92m<sup>2</sup> terrace and garden enjoying plenty of sunshine and not overlooked, apartment in good condition and very well maintained (air conditioning, recent double glazing of very good quality...) with some modernization work to be planned (bathroom, kitchen, paintings, etc.). Sold with cellar and comfortable underground parking with elevator access. Favorite for this property with great potential in a quiet and residential environment! Information and visits: Gregory T.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : D  
Document non contractuel - 01/05/2024



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