



550 000 €

For sale apartment

3 rooms

Surface : 63 m²

Surface of the living : 27 m²

Year of construction : 1975

Exposition : Est ouest

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, caretaker,
armored door, residential, electric blinds,
electric shutters, Clim et chauffage
collectifs, visitor parking

2 bedroom

2 terraces

1 shower

2 WC

1 cellar

Legal information

550 000 € fees included

5,77% VAT of fees paid by the buyer
(520 000 € without fees), well
condominium (273 lots in the
condominium), annual current expenses
4 152 € (346 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr



Apartment 2482 Cannes

Lower California, on a high floor in a secure and guarded residence of very good standing close to all shops, buses and beaches, comfortable and bright 3-room apartment of 63.02m² on deep East and West terraces of 8m² and 9m² offering a very beautiful sea view and greenery, apartment completely renovated and equipped with high-end and refined services, sold with a cellar and a large garage. Blow of heart guaranteed! Information and visits: Gregory T.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 572 and 774 € (reference year 2021)
Document non contractuel - 06/12/2024



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