



865 000 €

**For sale apartment**

**3 rooms**

**Surface : 89 m²**

**Surface of the living : 36 m²**

**Year of construction : 1975**

**Exposition : Sud nord**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

#### Legal information

865 000 € fees included

5,49% VAT of fees paid by the buyer

(820 000 € without fees), well

condominium (66 lots in the condominium),

annual current expenses 3 960 €

(330 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

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



## Apartment 2526 Cannes

Located in Cannes and more precisely in this very pleasant area of Basse Californie, this 90 m² apartment, on a high floor, will delight you with its beautiful view: sea, islands and park. You will appreciate its large 19 m² terrace facing south, a fully equipped independent kitchen. Two bedrooms and a shower room with window. A garage in the basement and a cellar complete this property. The shops are only 200 meters from the building (bakery, pharmacy, etc.) and you can reach La Croisette and the beaches in a few minutes on foot. New and rare on the market... no hesitation allowed...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1500 and 2120 € (reference year 2023)  
Document non contractuel - 25/04/2025



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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