



335 000 €

For sale apartment

3 rooms

Surface : 56 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1956

Exposition : Est

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, air conditioning

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

335 000 € fees included

5,68% VAT of fees paid by the buyer (317 000 € without fees), well condominium (144 lots in the condominium), annual current expenses 2 244 € (187 € 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 2548 Cannes

In the heart of our beautiful district of Basse Californie in a very well-maintained secure residence, privileged location close to all shops and buses and only 10 minutes walk from the Croisette and the beaches for this pleasant and bright 3-room apartment of 56.80m<sup>2</sup> on a high floor with an east-facing terrace of 6m<sup>2</sup> with open view and a small glimpse of the sea. Living room and kitchen opening onto the terrace, two beautiful bedrooms... Apartment in excellent condition, completely renovated in 2023 and offering great features: Double glazing, air conditioning, fully equipped bathroom and separate kitchen, plenty of storage space... sold with a cellar. Very good opportunity for this turnkey property in a sought-after area in a calm and residential environment! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1148 and 1552 € (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