



435 000 €

For sale apartment

3 rooms

Surface : 72 m²

Surface of the living : 30 m²

Year of construction : 1958

Exposition : Nord ouest

View : Citadine

Hot water : Individuelle

Inner condition : Rénové

Standing : improved plan

Building condition : good

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

435 000 € fees included

6,10% VAT of fees paid by the buyer (410 000 € without fees), well condominium (244 lots in the condominium), annual current expenses 2 220 € (185 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2562 Cannes

Basse Californie, in a secure residence of good standing, close to all shops and a 7-minute walk from the beaches of La Croisette, comfortable and bright 3-room West/North corner apartment of 72.68 m² Carrez Law, completely renovated. It consists of an entrance, a living/dining room with new fully equipped American kitchen opening onto a beautiful south terrace of 8 m², 2 beautiful bedrooms, a bathroom with walk-in shower and a separate toilet. A cellar completes this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 765 and 1035 € (reference year 2021)
Document non contractuel - 04/05/2025



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