



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



850 000 €

For sale appartement de prestige

3 rooms

Surface : 77 m²

Surface of the living : 22 m²

Year of construction : 1968

Exposition : Sud nord

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning, Parc privé et gardien

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Legal information

850 000 € fees included

5,99% VAT of fees paid by the buyer (802 000 € without fees), well condominium (966 lots in the condominium), annual current expenses 3 588 € (299 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Appartement de prestige 2574 Cannes

New! In the heart of our beautiful Basse Californie neighborhood in a luxury residence on a magnificent secure park close to the Croisette and the beaches, superb 3-room apartment facing South/North, measuring 77.67m², on a high floor and benefiting from very high-quality amenities. Living room on a beautiful and deep South terrace offering a very beautiful view of the residence's gardens, the sea and the Esterel, large independent fully equipped kitchen and 2 bedrooms on a North loggia with a very beautiful view of the hills and the Californie, 1 shower room, 1 bathroom with toilet, guest toilet and plenty of storage space. Sold with a spacious cellar and large underground parking (car + motorcycle). A real favorite for this exceptional property ideally located in a residential and ultra-privileged environment just a stone's throw from the Croisette!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Document non contractuel - 15/06/2025



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