



550 000 €

For sale apartment

3 rooms

Surface : 82 m²

Surface of the living : 37 m²

Year of construction : 1984

Exposition : Est ouest

View : Jardin

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : good

Features :

gated, residential, electric blinds, electric shutters, air conditioning

2 bedroom

1 terrace

1 bathroom

2 WC

Legal information

550 000 € fees included

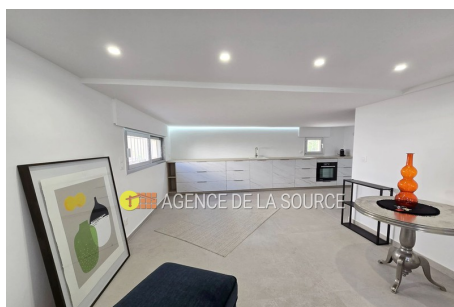
4,76% VAT of fees paid by the buyer (525 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 1 848 € (154 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2587 Cannes

In the heart of our beautiful Basse Californie neighborhood, ideally located just steps from the Croisette and local amenities, comfortable and bright 82.05m² garden-level duplex apartment with a spacious, flat, and secure garden of 147m² facing East/North/West, ready to be tailored to your needs and tastes! On the ground floor, a spacious 37m² living room with a fitted kitchen and guest toilet with hand basin; upstairs, 2 bedrooms and a shower room with toilet... Renovated apartment with quality finishes, sold fully furnished. Optional additional spacious double garage of 31m² with electric tilt door and 2 adjoining cellars available at a price of €90,000 including fees, with elevator access. Great opportunity for this property, ideal for all investment projects in a quiet and secure environment just steps from the beaches!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 900 and 1280 € (reference year 2023)
Document non contractuel - 02/08/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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