



650 000 €

For sale apartment

3 rooms

Surface : 66 m²

Surface of the living : 24 m²

Year of construction : 1990

Exposition : Sud nord

View : Jardin

Hot water : Individuelle

Inner condition : A rafraichir

Standing : residential

Building condition : good

Features :

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

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Legal information

650 000 € fees included

6,04% VAT of fees paid by the buyer (613 000 € without fees), well condominium, annual current expenses 2 304 € (192 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2589 Cannes

On a high floor in a recent guarded and secure residence located in a quiet, residential area in the heart of our beautiful Basse Californie neighborhood and just a 5-minute walk from the famous Croisette and its beaches, come discover this lovely 3-room through apartment in need of updating: Equipped independent kitchen to the north, living room and bedroom 1 to the south opening onto a comfortable, deep terrace with a beautiful view of the residence's garden and the Notre Dame des Pins church, bedroom 2 facing greenery to the north, a shower room with toilet, a bathroom, and plenty of storage... Complete apartment sold with a large cellar on the ground floor and a garage in the basement with elevator access and electric supply... A real favorite for anyone looking for a property suited to all life projects, whether as a main or secondary residence, not to be missed! For information and visits: Aaron Farache – El Sales Agent

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1040 and 1470 € (reference year 2023)
Document non contractuel - 18/08/2025



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