

Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



349 000 €

For sale apartment

3 rooms

Surface : 58 m²

Surface of the living : 24 m²

Year of construction : 1956

Exposition : Ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : good

Standing : improved plan

Building condition : good

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

349 000 € fees included

6,73% VAT of fees paid by the buyer

(327 000 € without fees), well

condominium, annual current expenses

2 004 € (167 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

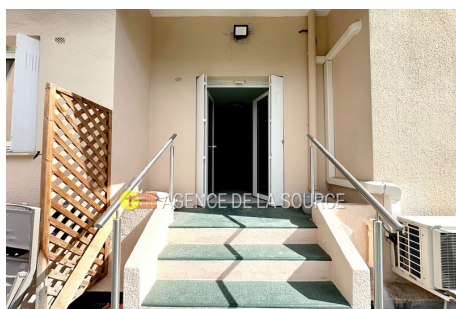
georisques.gouv.fr.



Apartment 2595 Cannes

In the heart of the highly sought-after Basse Californie - Alexandre III area, discover this cozy apartment in a quiet setting, just steps away from local shops, and a 6-minute walk from the Croisette and its beaches. This property, featuring 2 bright bedrooms, a shower room, and a separate toilet, offers a spacious living area with an open kitchen opening onto a deep 46 m² terrace. A generous ceiling height also provides a sense of volume throughout the space. A cellar completes this offer. A closed garage in the basement is also available for sale at an additional price of €40,000. Information and visits: Aaron Farache - El Sales Agent

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C
Estimated annual energy between 930 and 1258 € (reference year 2023)
Document non contractuel - 03/10/2025



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