

477 000 €

For sale apartment

3 rooms

Surface : 51 m²

Surface of the living : 22 m²

Year of construction : 1955

Exposition : Sud nord

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

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

2 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

Legal information

477 000 € fees included

6,00% VAT of fees paid by the buyer

(450 000 € without fees), well

condominium (34 lots in the condominium),

annual current expenses 1 620 €

(135 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

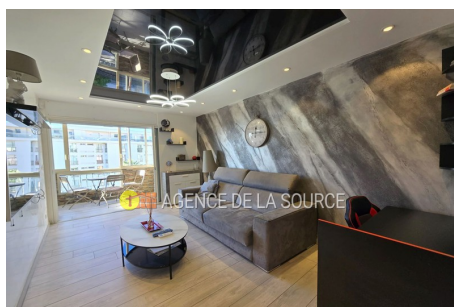
georisques.gouv.fr.



Apartment 2610 Cannes

Lower California, second line Croisette, guaranteed favorite! On a high floor in a beautiful bourgeois building ideally located just steps from the Croisette and Port Canto, this comfortable and bright 2-bedroom apartment is thoughtfully laid out and features high-quality finishes: 2 bedrooms opening onto a north-facing loggia with lovely views of California, a fully equipped kitchen, and a living room opening onto a south-facing loggia with stunning views of the sea and Port Canto. Sold with a cellar. Great opportunity for this turnkey property, perfect for any investment project! Information and visits: Alain Freyermuth - Licensed Commercial Agent.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 609 and 825 € (reference year 2023)
Document non contractuel - 19/11/2025



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