



400 000 €

For sale apartment

3 rooms

Surface : 69 m²

Surface of the living : 25 m²

Year of construction : 1958

Exposition : Sud est

View : Mer

Hot water : Individuelle gaz

Inner condition : to renovate

Standing : improved plan

Building condition : good

Features :

lift, gated, calm, armored door, electric blinds

2 bedroom

2 terraces

1 shower

1 WC

1 cellar

Legal information

400 000 € fees included

5,26% VAT of fees paid by the buyer (380 000 € without fees), well condominium (145 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2623 Cannes

In the heart of our charming Basse Californie residential neighborhood, just steps from essential shops and only a 7-minute walk to the Croisette and its beaches, discover the full potential of this 69 m² apartment on a high floor in need of renovation, featuring two terraces with a lovely sea view towards the Lérins Islands. It includes an entrance hall, a double living room, an independent kitchen, two bedrooms, a shower room, a separate toilet, and plenty of storage. The kitchen and living room open onto an east-facing terrace, while both bedrooms have access to a second terrace facing east and south. This property also offers the possibility to create a third bedroom. Ideal as a primary or secondary residence. A must-see.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 888 and 1202 € (reference year 2023)
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