



960 000 €

For sale appartement de caractère

3 rooms

Surface : 112 m²

Surface of the living : 40 m²

Year of construction : 1890

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle

Inner condition : good

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning, collective parking

2 bedroom

1 terrace

2 showers

2 WC

1 cellar

Legal information

960 000 € fees included

5,49% VAT of fees paid by the buyer (910 000 € without fees), well condominium (11 lots in the condominium), annual current expenses 3 824 € (319 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Appartement de caractère 2542 Cannes

Cannes Californie, Unique! On the TOP FLOOR of a magnificent and intimate Anglo-Norman style bourgeois residence with elevator in a quiet and ultra-residential environment, very good opportunity for this superb apartment/Duplex of 112m² including 101m² Carrez Law on a 5m² south-facing balcony. Apartment in excellent condition, all comfort with air conditioning, double glazing and benefiting from the charm of the old with parquet flooring, beautiful high ceilings, exposed beams, large openings... On one level, spacious reception room in South and East corner offering an exceptional view of the bay of Cannes and the Esterel, beautiful independent kitchen with turret California view, a spacious bedroom to the East with California view and Saint Georges church, shower room with toilet and plenty of storage space. Upstairs, a beautiful attic bedroom with sea view and adjoining shower room. Sold with a beautiful, large cellar and secure collective...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1420 and 1980 € (reference year 2023)
Document non contractuel - 25/04/2025



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