



495 000 €

For sale appartement de caractère

3 rooms

Surface : 79 m²

Surface of the living : 22 m²

Year of construction : 1876

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : Ravalement fait

Features :

lift, Réception et gardien, gated, calm,

Salon commun, residential, collective

parking

2 bedroom

1 shower

1 WC

Legal information

495 000 € fees included

6,00% VAT of fees paid by the buyer

(467 000 € without fees), well

condominium, annual current expenses

2 376 € (198 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Appartement de caractère 2583 Cannes

In the heart of the famous Californie district, comfortable and elegant 3-room apartment of 79 m² nestled on the ground floor of this magnificent 1876 Mansion! South-facing living room of 22 m² with direct access to the park and a beautiful view of the gardens, separate fitted kitchen, 2 large bedrooms of 14 m² each, an attic for rent at 80 €/month of 18 m²... Bright apartment with high ceilings. Within a magnificent, secure and meticulously maintained park, you will enjoy a calm and ultra-privileged environment: Guard with reception, common lounges, tennis, collective parking with the use of two spaces... A corner of paradise just a few minutes from the hustle and bustle of the center and the Croisette... You'll love this property, which is in excellent condition and boasts a unique Belle Epoque atmosphere!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1025 and 1387 € (reference year 2021)
Document non contractuel - 17/07/2025



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