



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



575 000 €

For sale apartment

3 rooms

Surface : 72 m²

Surface of the living : 23 m²

Year of construction : 01/01/2008

Exposition : Sud Ouest

View : Dégagée

Inner condition : good

Standing : improved plan

Features :

intercom, lift, air conditioning, Prox. écoles,
Prox. commerces, Prox. transports, last
floor, Menuiserie Alu, Volets Roulants
électriques, double glazing

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

Legal information

575 000 €

Fees paid by the owner, well condominium,
annual current expenses 1 772 €
(148 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 11676 Cannes

CANNES PETIT-JUAS, MLS EXCLUSIVE! Superb 2-bedroom apartment on the top floor, very well located in a recent, high-end residence near the Suquet center and the Croisette in a quiet, residential environment. This well-appointed 72m² apartment features a large 35m² terrace with a beautiful open view. All amenities are a 5-minute walk away (supermarket, pharmacy, bakery, bus, etc.). On the 2nd and top floor, bathed in light, it consists of a spacious living room, a separate kitchen, two en-suite bedrooms with shower room and bathroom and a separate toilet. A garage on the ground floor and a cellar complete this property, ideal for any family project as a main or secondary residence!

Energy class (dpe) : B Estimated annual energy between 630 and 930 € (reference year 2025)
Document non contractuel - 03/07/2025



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