

# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



350 000 €

For sale apartment

3 rooms

Surface : 57 m²

Surface of the living : 19 m²

Year of construction : 1980

Exposition : Est ouest

View : Dégagée

Hot water : Collective

Inner condition : to renovate

Standing : residential

Building condition : good

Features :

lift, gated, calm, residential

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 cellar

## Legal information

350 000 € fees included

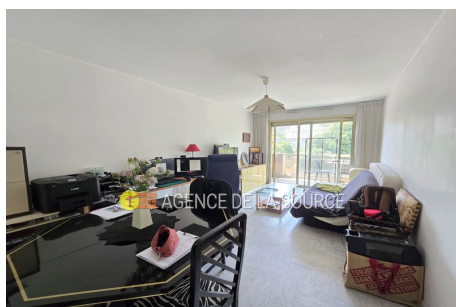
6,38% VAT of fees paid by the buyer (329 000 € without fees), well condominium (112 lots in the condominium), annual current expenses 2 856 € (238 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2575 Cannes

**EXCLUSIVE! STANISLAS:** Ideally located on the 5th floor of a secure, high-end residence just a few minutes' walk from Suquet, Vieux Port, beaches and Croisette, bright 3-room apartment of 57m² facing East/West with 2 beautiful terraces of 9m² and 6m². Very well organized apartment to renovate according to your wishes: Living room and bedroom 1 on a beautiful and deep West terrace not overlooked with open view, separate kitchen and bedroom 2 on a second East terrace with greenery view, bathroom, separate toilet, sold with a cellar and comfortable underground parking with elevator access. A property perfectly suited to all real estate projects, whether primary or secondary residence or rental investment... Currently rented, it will be free of any occupation from December 1, 2025. Very good opportunity to visit without delay!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1000 and 1352 € (reference year 2023)  
Document non contractuel - 25/06/2025



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