



295 000 €

For sale apartment

4 rooms

Surface : 59 m²

Surface of the living : 16 m²

Year of construction : 1970

Exposition : Sud nord

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Legal information

295 000 € fees included

5,73% VAT of fees paid by the buyer

(279 000 € without fees), well

condominium (30 lots in the condominium),

annual current expenses 2 292 €

(191 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr



Apartment 2507 Le Cannet

EXCLUSIVE! Rue de Cannes/Cannet Mairie, close to all shops and amenities in a small, very well-kept secure residence, charming and bright 3/4P completely renovated and very well laid out with triple exposure South/West/North: Living room with open kitchen and South terrace, 2 beautiful bedrooms with cupboards (1 to the South and 1 to the West), bedroom/office to the North with dressing room/laundry room. Comfortable apartment (air conditioning, double glazing, etc.) with a beautiful open view sold with a large cellar and secure private covered parking (car + motorcycle). Great opportunity in a sought-after area close to amenities and schools and only a few minutes from the center of Cannes and the sea!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1170 and 1582 € (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