



800 000 €

For sale appartement de caractère

6 rooms

Surface : 143 m²

Surface of the living : 42 m²

Year of construction : 1930

Exposition : Nord est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

Rénové en 2022, lift, double glazing, gated,

Sol marbre, grande hauteur SP, residential,

Prof. Libérales OK

3 bedroom

1 bathroom

1 shower

2 WC

Informations légales

800 000 € honoraires inclus

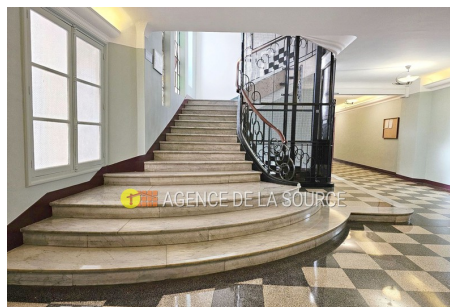
5,26% TTC d'honoraires inclus à la charge de l'acheteur (760 000 € hors honoraires), well condominium(120 lots in the condominium), annual current expenses 2 532 € (211 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on georisques.gouv.fr



Appartement de caractère 2433 Cannes

EXCLUSIVE! Lower California, very early Alexandre III close to the Croisette, all shops and buses in a beautiful bourgeois building, spacious and bright 6 rooms of 143.50m² on the 1st floor with elevator and completely renovated with great amenities. High ceilings, North, East and South exposure, double living room with dining room 42m², fitted kitchen, 3 bedrooms, one of which is en suite. Numerous possibilities of layouts and destinations: Main or secondary residence, rental investment, offices, group of liberal professions and/or mixed housing... Finally, the condominium benefits from a superb common terrace on the roof offering an exceptional sea view to enjoy full of sunsets and fireworks over the bay of Cannes! Excellent Price/Surface ratio for this property ideally located and with great potential! Information and visits: Gregory T.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1339 and 1811 € (reference year 2021)
Document non contractuel - 29/04/2024



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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