



695 000 €

For sale apartment

4 rooms

Surface : 89 m²

Surface of the living : 20 m²

Year of construction : 1967

Exposition : Est Sud Ouest

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, residential,
electric blinds, electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Legal information

695 000 € fees included

5,30% VAT of fees paid by the buyer
(660 000 € without fees), well
condominium (45 lots in the condominium),
annual current expenses 3 168 €
(264 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 2559 Cannes

Basse Californie - Notre Dame des Pins, in a good standing residence ideally located close to all shops and buses with beaches and Croisette 5 minutes walk away, spacious and bright 4-room apartment of 89.31m² with triple exposure to 4m² East loggia and South terrace and West of 29.50m²: Large independent equipped kitchen to the East, bedrooms 1 and 2 to the South with shared shower room, bedrooms 3 en suite with bathroom and dressing room to the West, South and West corner living room on beautiful and comfortable terrace of 29.50m², plenty of storage space. Apartment with beautiful view of the Catholic and Orthodox churches without direct vis-à-vis, possibility of an additional garage in the basement of the building at the HAI price of €40,000 with elevator access. Real opportunity for this beautiful apartment with generous volumes in a privileged environment! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 899 and 1217 € (reference year 2021)
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