



1 480 000 €

For sale appartement de prestige

4 rooms

Surface : 91 m²

Surface of the living : 33 m²

Year of construction : 1968

Exposition : Sud ouest

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning

3 bedroom

2 terraces

3 showers

3 WC

1 garage

1 parking

Legal information

1 480 000 € fees included

4,23% VAT of fees paid by the buyer (1 420 000 € without fees), well condominium (45 lots in the condominium), annual current expenses 3 336 € (278 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Appartement de prestige 2484 Cannes

Basse Californie - Notre Dame des Pins, on a high floor in a good quality residence ideally located in the heart of our beautiful neighborhood and close to all shops and buses, spacious and bright 4-bedroom apartment of 91.10m² with triple exposure to East, South and West with terrace S/W corner of 28m² and East loggia of 4m². Comfortable reception room with open fitted kitchen, 3 beautiful en-suite bedrooms and plenty of storage space. All rooms with beautiful open views of hills, greenery and sea. High-end renovation with very good amenities, sold with a large garage with elevator access and secure overhead parking. Favorite apartment a stone's throw from the beaches and the Croisette! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1018 and 1378 € (reference year 2021)
Document non contractuel - 18/05/2025



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