



950 000 €

For sale appartement de caractère

5 rooms

Surface : 150 m²

Surface of the living : 42 m²

Year of construction : 1930

Exposition : Nord est

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, gated, air conditioning,  
armored door, residential, Résidence  
gardiennée

3 bedroom

1 bathroom

1 shower

2 WC

1 cellar

#### Legal information

950 000 € fees included

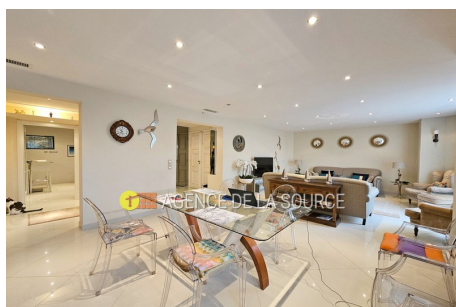
4,97% VAT of fees paid by the buyer  
(905 000 € without fees), well  
condominium (120 lots in the  
condominium), annual current expenses  
2 640 € (220 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Appartement de caractère 2565 Cannes

Falling for something ! In our beautiful district of Basse Californie, close to all amenities and only 150m from the Croisette and the beaches, very beautiful 5-bedroom Bourgeois apartment with generous volumes of 150.87m² including a living/dining room of 42m², located on the 2nd floor. floor of a beautiful bourgeois building from the beginning of the 20th century with North-East-South exposures not overlooked. The property, in excellent condition and benefiting from high ceilings, includes three spacious bedrooms, one of which is en suite with a shower room, a bathroom, two toilets and a fully equipped independent kitchen with laundry room. You will be seduced by its high quality services: Numerous storage spaces and dressing rooms, reversible air conditioning, secure door, elevator, double glazing, secure and guarded residence, cellar and garage with automatic door. An ideal place to live in a residential context, a stone's throw from the...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1159 and 1567 € (reference year 2021)  
Document non contractuel - 13/05/2025



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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