



2 150 000 €

For sale appartement de prestige

4 rooms

Surface : 103 m²

Surface of the living : 32 m²

Year of construction : 1972

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : luxury

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, pool, visitor parking

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 cellar

Legal information

2 150 000 € fees included

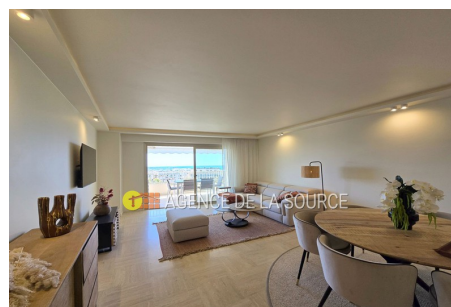
5,03% VAT of fees paid by the buyer (2 047 000 € without fees), well condominium (73 lots in the condominium), annual current expenses 6 600 € (550 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Appartement de prestige 2566 Cannes

In the most prestigious Residence in the highly sought-after area of Basse Californie, nestled in a magnificent landscaped park with swimming pool and caretaker, discover this splendid 4-room apartment of 112 m² (104 Carrez Law) offering luxurious services and a high-end renovation combining elegance, comfort and the art of living on the Riviera. You will have a large living room of 33 m² opening onto a beautiful and deep south-facing terrace with a panoramic sea view from the Lérins Islands to the Esterel. You will also have 3 en-suite bedrooms, including a 28 m² master bedroom with its dressing room, bathroom and separate toilet. One of the bedrooms, with its shower room and toilet, also has its own separate entrance, which offers the option of an "independent studio". A separate kitchen, fully equipped with the latest innovations, will allow you to showcase your culinary talents. A large garage and a cellar, with direct elevator access,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 902 and 1220 € (reference year 2023)
Document non contractuel - 19/05/2025



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