



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



598 000 €

For sale apartment

4 rooms

Surface : 87 m²

Surface of the living : 36 m²

Year of construction : 1988

Exposition : Sud nord

View : Citadine

Hot water : Individuelle

Inner condition : to modernize

Standing : residential

Building condition : Ravalement fait

Features :

lift, double glazing, gated, calm, residential

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Legal information

598 000 € fees included

5,84% VAT of fees paid by the buyer (565 000 € without fees), well condominium (20 lots in the condominium), annual current expenses 2 628 € (219 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2594 Cannes

In the heart of our charming Basse Californie neighborhood, located in a small, recent, high-quality residence just steps from the Croisette and the beaches, all shops, schools... and enjoying a peaceful, residential environment, a comfortable and bright 4-room apartment of 89.24m² living space with triple South/East/North exposure to renovate: Spacious living/dining room of 36m² opening onto a 5m² South and East terrace, independent kitchen facing North, one bedroom to the South with a decorative balcony and an en-suite shower room with toilet, two bedrooms to the East, one of which opens onto the living room terrace, bathroom, and separate toilet... Plenty of storage throughout the apartment... Sold with a large 18m² boxable parking space with elevator access and a cellar. Ideal location for families and any life project as a primary or secondary residence!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1517 and 2053 € (reference year 2023)
Document non contractuel - 17/09/2025



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