



700 000 €

For sale apartment

4 rooms

Surface : 116 m²

Surface of the living : 42 m²

Year of construction : 1980

Exposition : Sud ouest

View : Mer

Hot water : Individuelle

Inner condition : to renovate

Standing : residential

Building condition : good

Features :

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

3 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

2 garage

2 cellars

Legal information

700 000 € fees included

6,06% VAT of fees paid by the buyer
(660 000 € without fees), well
condominium (18 lots in the condominium),
annual current expenses 3 840 €
(320 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 2596 Cannes

EXCLUSIVE! In the heart of our beautiful Basse Californie neighborhood, an exceptional corner 4/5-room apartment facing South/West/North on the TOP FLOOR of a small upscale residence just steps from the Croisette and the beaches. Set in a quiet, ultra-residential area, it offers a generous living space of 116 m², complemented by a large south-facing terrace and two north-facing balconies totaling 23 m². Spacious living room of 42 m², separate kitchen, lovely unobstructed views all around with beautiful sea vistas, three comfortable bedrooms, two bathrooms, one shower room, and three toilets. Amenities include an elevator, double glazing, secured residence, electric blinds, and electric roller shutters. Please note the apartment requires renovation work. Two adjoining cellars along with a double garage of 25 m² complete this property. A fantastic opportunity in a sought-after area, suitable for both primary or secondary residence! Located in...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1952 and 2640 € (reference year 2023)
Document non contractuel - 03/10/2025



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