



472 500 €

For sale apartment

4 rooms

Surface : 70 m²

Surface of the living : 21 m²

Year of construction : 1920

Exposition : Sud nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : good

Features :

double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Legal information

472 500 € fees included

5,00% VAT of fees paid by the buyer

(450 000 € without fees), well

condominium(15 lots in the condominium),

annual current expenses 1 440 €

(120 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

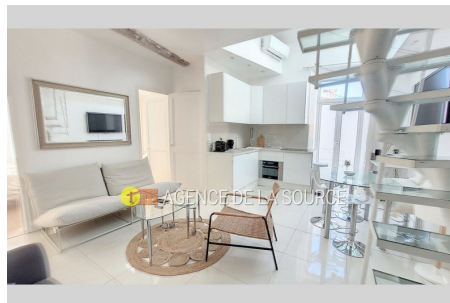
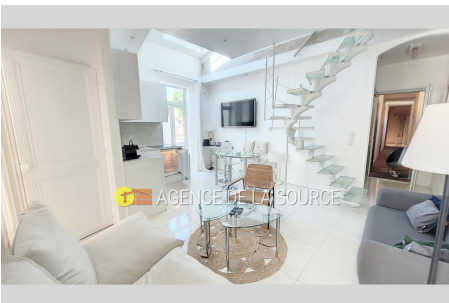
georisques.gouv.fr



Apartment 2448 Cannes

At the foot of Suquet, 50 m from the Old Port and very close to the beaches, top floor apartment of 72 m² on the ground and 57.28 m² in Carrez law. Upon entering the apartment, you arrive in the living room with open fitted kitchen and access to a small terrace. On the same level 2 beautiful bedrooms and a shower room, toilet. A laundry area in the entrance. From the living room a staircase leads to the third attic bedroom with bathtub and toilet. City view on the south side and view of the Suquet on the terrace side. Few charges, Palais du Festival 10 minutes walk. Easy seasonal rental because there are very few real 4-room apartments on the rental market; No work required, original apartment which will not leave you indifferent.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Document non contractuel - 25/04/2025



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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