



# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



995 000 €

**For sale duplex**

**Surface : 77 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, Climatisation intégrée, Garage double

3 bedroom

3 terraces

2 showers

3 WC

1 garage

2 cellars

## Legal information

995 000 € fees included

5,85% VAT of fees paid by the buyer (940 000 € without fees), well condominium, annual current expenses 3 348 € (279 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Duplex 2624 Cannes

Palm Beach area: Small condominium in a quiet, residential street, located between Port Canto on the Croisette and the Mouré Rouge beaches, beautiful upscale 4-room duplex apartment featuring a living room opening onto 275 m<sup>2</sup> of West-facing terrace and garden, separate kitchen, bedroom with en-suite shower room and toilet opening onto a lovely East-facing terrace, and guest toilet. A charming spiral staircase leads to the upper floor where there are 2 bedrooms, one of which has its own East-facing terrace, and a shower room with toilet. Ample storage throughout the apartment. The property includes a double garage and 2 cellars with direct elevator access. A co-ownership with the feel of a villa... Very rare in this sought-after area! Must be seen quickly... an absolute favorite! Information and visits: Aaron Farache - El Commercial Agent.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 898 and 1216 € (reference year 2023)  
Document non contractuel - 14/01/2026



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