



895 000 €

For sale apartment

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, Piscine et tennis, Concierge

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

895 000 € fees included

5,17% VAT of fees paid by the buyer (851 000 € without fees), well condominium (110 lots in the condominium), annual current expenses 7 260 € (605 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2495 Le Cannet

**EXCLUSIVE!** On the heights and in the immediate vicinity of Le Cannet Mairie and its amenities in a secure and guarded residence with swimming pool and tennis court, superb 4-room corner apartment facing South/West/North on a high floor of 100m<sup>2</sup> on deep terraces and a 48m<sup>2</sup> loggia. Apartment in excellent condition comprising 3 bedrooms including a large suite, 2 bathrooms, fitted dressing room, reception room with open fitted kitchen of 38m<sup>2</sup> offering a breathtaking panoramic sea view over the bay of Cannes, the islands and the Esterel. Sold with a large garage and a cellar. A real favorite for this exceptional property! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : E  
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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