



380 000 €

For sale apartment

4 rooms

Surface : 93 m²

Surface of the living : 21 m²

Year of construction : 1966

Exposition : Sud nord

View : Dégagée

Hot water : Collective

Inner condition : A rafraichir

Standing : residential

Building condition : good

Features :

lift, air conditioning, gated, residential,
electric blinds, electric shutters

3 bedroom

2 terraces

1 bathroom

2 WC

1 parking

1 cellar

Legal information

380 000 € fees included

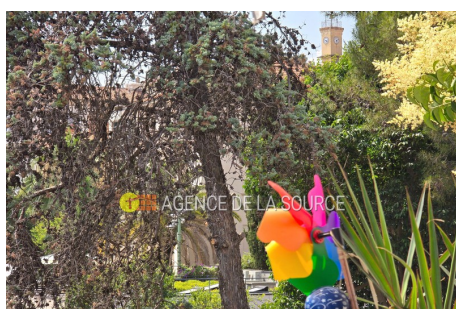
4,97% VAT of fees paid by the buyer
(362 000 € without fees), well
condominium (40 lots in the condominium),
annual current expenses 3 984 €
(332 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 2577 Le Cannet

Town Hall area NEW Favorite! Prime location a stone's throw from the Bonnard Museum and the shaded streets of old Cannet in a secure, high-quality, very well-maintained residence, spacious and bright 4-room apartment of 93.60m² with a beautiful 10m² south-facing terrace and a 6m² north-facing balcony. Living room and separate kitchen that can be converted into a large living and reception room, three large bedrooms to the north, plenty of storage and cupboards. Sold with private and secure above-ground parking and a beautiful 3m² cellar. Modernization work is planned for this property with great potential, benefiting from all amenities at the foot of the building (buses, shops, restaurants, schools, etc.) and a beautiful environment just a few minutes from the main roads and the center of Cannes and the sea. A great opportunity with an excellent price/surface ratio for families or retired couples, whether as a primary or secondary...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 996 and 1348 € (reference year 2021)
Document non contractuel - 28/06/2025



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