



2 680 000 €

For sale appartement de prestige

5 rooms

Surface : 133 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, Sécurisée et gardiennée, calm, armored door, residential, electric blinds, electric shutters, pool, visitor parking

4 bedroom

1 terrace

4 bathrooms

4 WC

1 parking

#### Informations légales

2 680 000 € honoraires inclus

4,16% TTC d'honoraires inclus à la charge de l'acheteur (2 573 000 € hors honoraires), well condominium (230 lots in the condominium), annual current expenses 12 072 € (1 006 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Appartement de prestige 2441 Cannes

Montfleury Residential, in a dominant position overlooking the bay of Cannes in a luxurious secure and guarded residence with indoor swimming pool and planted garden, superb 5-room apartment on a high floor of 133.40m<sup>2</sup> including 122.01m<sup>2</sup> Carrez and offering a superb view of the city and the sea and the Estérel. Spacious reception room of 46m<sup>2</sup> with fitted kitchen opening onto a deep covered terrace of 26m<sup>2</sup>, four en-suite bedrooms including one opening onto a sea view terrace, large covered parking. You will be seduced by this completely renovated and equipped apartment with refined services in an ultra-privileged environment and only a few minutes from rue d'Antibes and the Croisette, a guaranteed favorite for this exceptional property! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1294 and 1750 € (reference year 2021)  
Document non contractuel - 29/04/2024



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