



235 000 €

For sale apartment

1 room

Surface : 22 m²

Surface of the living : 15 m²

Year of construction : 1964

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated

1 terrace

1 shower

1 WC

1 cellar

Legal information

235 000 € fees included

5,86% VAT of fees paid by the buyer

(222 000 € without fees), well

condominium (50 lots in the condominium),

annual current expenses 1 020 €

(85 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr.



Apartment 2625 Cannes

Bas Montfleury, on a high floor in a small secure residence of good quality just steps from the Montfleury complex (park, swimming pool, tennis courts...), the rue d'Antibes, and the Croisette, guaranteed to charm with this comfortable and bright studio fully renovated with quality finishes: Bathroom with window, plenty of storage, lovely living area with equipped kitchen, west-facing terrace overlooking greenery with no vis-à-vis... Sold with a nice cellar and the option to purchase a private, secure outdoor parking space for €15,000 including fees. Great opportunity for this property suited to any project, enjoying a quiet, highly residential environment just a stone's throw from the center!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 440 and 596 € (reference year 2023)
Document non contractuel - 29/01/2026



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