



212 000 €

For sale apartment

1 room

Surface : 27 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1980

Exposition : Est

View : Dégagée

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric shutters

1 terrace

1 shower

1 WC

#### Legal information

212 000 € fees included

6,00% VAT of fees paid by the buyer  
(200 000 € without fees), well  
condominium (80 lots in the condominium),  
annual current expenses 1 500 €  
(125 € 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 2556 Cannes

Located on the top floor of a small luxury residence, quiet in a vast green setting and a stone's throw from Boulevard Gazagnaire and its seaside, here is a very beautiful studio comprising entrance hall, living room with open kitchen and sleeping area. with 2 140 bunk beds, all opening onto a beautiful terrace with a clear view of the wooded park. The studio, which offers high ceilings, is sold furnished.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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