



175 000 €

For sale apartment

1 room

Surface : 27 m²

Year of construction : 1975

Exposition : Est

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, residential,  
electric shutters

1 bedroom

1 terrace

1 shower

1 WC

#### Legal information

175 000 €

Fees paid by the owner, well  
condominium (11 lots in the condominium),  
annual current expenses 996 €  
(83 € 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 2561 Cannes

Discover without delay: charming 27 m² studio located in the sought-after Basse Californie district of Cannes. Ideally located in a residential and peaceful environment, this studio in perfect condition opens onto a pleasant 5 m² terrace offering a lovely view of a green garden. The living space features a fully fitted open-plan kitchen, perfect for optimal living comfort. Among the advantages of this property: double glazing, electric roller shutters, reversible air conditioning, individual heating and collective hot water. Nestled in a quiet and secure residence, this property is ideal for a pied-à-terre, a rental investment or a first purchase. To visit quickly!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 427 and 577 € (reference year 2024)  
Document non contractuel - 28/04/2025



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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