



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



195 000 €

For sale apartment

1 room

Surface : 26 m²

Surface of the living : 18 m²

Year of construction : 1968

Exposition : Nord est

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, Porte sécurisée, residential, electric shutters, air conditioning

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Legal information

195 000 € fees included

5,98% VAT of fees paid by the buyer (184 000 € without fees), well condominium (325 lots in the condominium), annual current expenses 1 512 € (126 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2578 Cannes

EXCLUSIVE! In the heart of our beautiful Basse Californie neighborhood in a high-end residence on a private and secure park and close to the Croisette and the beaches, bright studio on the TOP floor and in excellent general condition, terrace with a beautiful view of the residence's gardens, living room with alcove, large storage space in the entrance. Fully equipped apartment sold with a large cellar and secure underground parking with elevator access. Very good opportunity as a main or secondary residence in a calm and ultra-privileged environment, to visit quickly!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 700 and 950 € (reference year 2023)
Document non contractuel - 01/07/2025



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