



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



250 000 €

For sale apartment

1 room

Surface : 24 m²

Surface of the living : 17 m²

Year of construction : 1969

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential,

electric blinds, electric shutters,

Climatisation réversible

1 terrace

1 shower

1 WC

1 parking

1 cellar

Legal information

250 000 € fees included

6,38% VAT of fees paid by the buyer

(235 000 € without fees), well

condominium (56 lots in the condominium),

annual current expenses 1 800 €

(150 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr.



Apartment 2605 Cannes

Real gem! Ideally located in the heart of our beautiful Basse Californie neighborhood in a secure, high-quality residence, close to all shops, the Croisette, and the beaches, a comfortable and bright corner studio facing west and north of 25m² with a 6m² terrace. The apartment has been renovated and is in excellent condition, fully equipped, and sold with an underground parking space, elevator access, and a cellar. Perfect for any type of purchase (primary residence, second home, rental investment...) in a privileged and residential setting just steps from the beaches!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 320 and 490 € (reference year 2021)
Document non contractuel - 05/11/2025



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