



240 000 €

For sale apartment

1 room

Surface : 33 m²

Surface of the living : 22 m²

Year of construction : 1973

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : good

Standing : prestige

Building condition : good

Features :

lift, caretaker, gated, calm, air conditioning,
residential, electric blinds, electric shutters

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Legal information

240 000 € fees included

6,19% VAT of fees paid by the buyer

(226 000 € without fees), well

condominium(188 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 2616 Cannes

In the heart of our beautiful Basse Californie neighborhood, enjoying a calm and highly sought-after environment! In a luxurious, secure, and gated residence ideally located close to all shops, buses, the Croisette, and beaches, a comfortable and bright studio apartment on the 2nd floor with a generous area of 33.03m². Lovely 22m² living room with alcove, separate equipped kitchen, beautiful and spacious 14m² terrace facing west with no overlooking neighbors. Sold with a large cellar and the option of an additional spacious underground parking space in the building, with elevator access, at the HAI price of €29,000. A guaranteed favorite for this beautiful apartment benefiting from an exceptional setting!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 377 and 511 € (reference year 2023)
Document non contractuel - 03/12/2025



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