



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



120 000 €

For sale apartment

1 room

Surface : 17 m²

Surface of the living : 15 m²

Year of construction : 1973

Exposition : Nord

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, residential,
electric shutters

1 bathroom

1 WC

1 cellar

Legal information

120 000 € fees included

7,14% VAT of fees paid by the buyer
(112 000 € without fees), well
condominium (30 lots in the condominium),
annual current expenses 1 224 €
(102 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr



Apartment 2501 Cannes

Palm Beach! Ideally located in a small secure residence of good standing in direct proximity to all shops, beaches and Croisette: TOP INVESTMENT for this charming Studio of 17.71m² on a North balcony of approximately 3m² and sold with a large cellar. Apartment in very good general condition rented for the year furnished 610 € / month charges included and currently occupied by a 77 year old man. Excellent price / profitability ratio in a sought-after area, great opportunity! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 286 and 388 € (reference year 2023)
Document non contractuel - 25/04/2025



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