



375 000 €

For sale apartment

2 rooms

Surface : 38 m²

Surface of the living : 25 m²

Year of construction : 1930

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, armored door,
residential, electric shutters

1 bedroom

1 shower

1 WC

1 cellar

Legal information

375 000 € fees included

5,63% VAT of fees paid by the buyer
(355 000 € without fees), well
condominium, annual current expenses
960 € (80 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr



Apartment 2472 Cannes

You'll fall in love with this 2-room apartment located in the city center of Cannes. With a surface area of 38 m², this charming accommodation is located on the 3rd floor of a beautiful 6-storey bourgeois building. You will be seduced by its functional and optimized layout, including a 25 m² living room with fully equipped American kitchen, a bedroom, a shower room, a toilet and a cellar. The apartment enjoys beautiful light thanks to its East-West exposure and a clear view. Beautiful services should be noted: elevator, double glazing, armored door, secure residence and electric roller shutters. Its interior condition is excellent and its individual heating with reversible air conditioning will be a real asset. To discover quickly! You will reach the Croisette center which is located 400 m away in 5 minutes on foot and the rue d'Antibes in 1 minute. Minimal monthly charges therefore ideal for a pied-à-terre and very good profitability in...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A
Estimated annual energy between 500 and 680 € (reference year 2024)
Document non contractuel - 08/09/2024



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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