



245 000 €

For sale apartment

2 rooms

Surface : 31 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1930

Exposition : Sud ouest

View : Dégagée verdure

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : Ravalement fait

Features :

Jardin collectif, air conditioning, gated, residential, Volets roulants manuels

1 bedroom

1 shower

1 WC

#### Legal information

245 000 € fees included

5,60% VAT of fees paid by the buyer (232 000 € without fees), well condominium (8 lots in the 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](http://georisques.gouv.fr)



## Apartment 2489 Cannes

"low california", in beautiful mansion newly renovated and secure, beautiful duplex on the top floor of 31.76m<sup>2</sup> + 8.56m<sup>2</sup> on the sub-slope, bright and large living room with kitchen, spacious mezzanine bedroom with storage, trsè beautiful clear view greenery. blow of heart guaranteed!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Document non contractuel - 17/09/2024



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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