



595 000 €

For sale apartment

3 rooms

Surface : 58 m²

Surface of the living : 30 m²

Year of construction : 1980

Exposition : Sud

View : Mer

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning, Parc classé

1 bedroom

2 terraces

1 shower

1 WC

2 parkings

1 cellar

Legal information

595 000 € fees included

4,39% VAT of fees paid by the buyer (570 000 € without fees), well condominium (80 lots in the condominium), annual current expenses 2 388 € (199 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Apartment 2534 Cannes

A stone's throw from the sea and shops in our beautiful district of Basse Californie, you'll love this comfortable and bright corner apartment of 58.33m² on South and East terraces of 17m² and offering a beautiful view of the sea and the listed and secure park of the residence. Modular 30m² double living room with lounge, dining area and fully equipped open kitchen, spacious 14m² bedroom with dressing room, plenty of storage and laundry room. Fully renovated and equipped apartment with high-end and refined services sold with a double covered parking space and an adjoining cellar supplied with electricity. You will enjoy a calm and ultra-residential environment in a beautiful intimate residence on a magnificent listed park just a few minutes from the center and the Croisette!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 615 and 833 € (reference year 2021)
Document non contractuel - 12/03/2025



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