



394 850 €

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 22 m²**

**Year of construction : 2012**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : new**

**Features :**

lift, double glazing, gated, calm, armored door, residential, air conditioning, electric shutters, pool

1 bedroom

1 terrace

1 shower

1 WC

1 garage

#### Legal information

394 850 € fees included

6,00% VAT of fees paid by the buyer (372 500 € without fees), well condominium (73 lots in the condominium), annual current expenses 1 488 € (124 € 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 2488 Cannes

New on the market, in a very good standing residence with swimming pool and gardens and 10 minutes walk from the rue d'Antibes, apartment on the raised ground floor (1st west side) in a quiet area and in perfect condition. Basse Californie area, small 3-storey building. Apartment composed of a living room with fitted kitchen area, west terrace of 16 m². 1 bedroom to the west, 1 walk-in shower room, wc. Garage of 15 m² in the basement.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 540 and 730 € (reference year 2021)  
Document non contractuel - 19/09/2024



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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