



395 000 €

For sale apartment

2 rooms

Surface : 54 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1979

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, Conciergerie,

Porte sécurisée, residential, air

conditioning, electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

#### Legal information

395 000 € fees included

5,90% VAT of fees paid by the buyer

(373 000 € without fees), well

condominium(128 lots in the

condominium), annual current expenses

3 192 €(266 € 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 2499 Cannes

**EXCLUSIVE!** Palm Beach, ideally located in the immediate vicinity of the Croisette, Port Canto and all shops in a beautiful secure and guarded residence of very good standing, spacious and bright 2P with large living room of 25m<sup>2</sup> on a 1st South terrace 4.30m<sup>2</sup>, independent kitchen and bedroom on a 2nd South terrace of 4.65m<sup>2</sup>, bathroom, separate toilet and plenty of storage. Apartment in very good condition, air-conditioned and equipped, sold with a large cellar and the possibility of acquiring in addition a secure parking space in the basement of the building and at the HAI price of €29,000. Very good opportunity in a Main or Secondary Residence in a privileged area with strong seasonal rental and conference potential just a stone's throw from the sea! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Document non contractuel - 18/10/2024



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