

# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



550 000 €

**For sale apartment**

**3 rooms**

**Surface : 63 m²**

**Surface of the living : 27 m²**

**Year of construction : 1975**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, caretaker,  
armored door, residential, electric blinds,  
electric shutters, Clim et chauffage  
collectifs, visitor parking

2 bedroom

2 terraces

1 shower

2 WC

1 cellar

## Legal information

550 000 € fees included

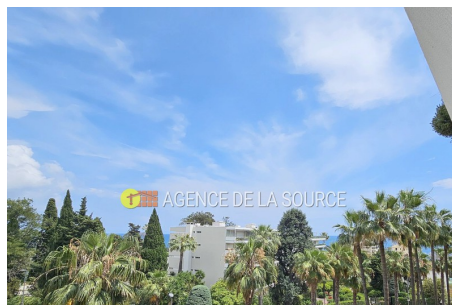
5,77% VAT of fees paid by the buyer  
(520 000 € without fees), well  
condominium (273 lots in the  
condominium), annual current expenses  
4 152 € (346 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2482 Cannes

Lower California, on a high floor in a secure and guarded residence of very good standing close to all shops, buses and beaches, comfortable and bright 3-room apartment of 63.02m² on deep East and West terraces of 8m² and 9m² offering a very beautiful sea view and greenery, apartment completely renovated and equipped with high-end and refined services, sold with a cellar and a large garage. Blow of heart guaranteed! Information and visits: Gregory T.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 572 and 774 € (reference year 2021)  
Document non contractuel - 19/09/2024



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