



698 000 €

**For sale apartment**

**3 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters, visitor  
parking

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

#### Legal information

698 000 € fees included

5,76% VAT of fees paid by the buyer

(660 000 € without fees), well

condominium, annual current expenses

3 624 € (302 € 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 2487 Cannes

Basse Californie, close to all shops, buses and the sea, we love this spacious and bright 3-room apartment of 88.72m<sup>2</sup>, which crosses and benefits from a calm and green environment in a secure and guarded residence of very good standing. Superb reception room of 43m<sup>2</sup> with fully equipped open kitchen and opening onto a magnificent south-facing terrace of 20m<sup>2</sup>, 2 beautiful bedrooms on a north-facing terrace of 13m<sup>2</sup>, bathroom with window and plenty of storage. Apartment in excellent condition sold with cellar and garage with elevator access. Very good opportunity in our beautiful neighborhood of Basse Californie and 2 steps from the sea!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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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