



525 000 €

For sale apartment

3 rooms

Surface : 81 m<sup>2</sup>

Exposition : Sud nord

View : Aperçu mer

Hot water : Individuelle

Inner condition : A rafraichir

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, armored door

2 bedroom

1 shower

1 WC

1 cellar



## Apartment 2486 Cannes

Charming 81 m<sup>2</sup> apartment for sale in the popular Basse Californie district of Cannes. This 3-room apartment, located on the 2nd floor of a 3-storey bourgeois building, benefits from a beautiful south-north exposure and offers a glimpse of the sea. It offers two bedrooms, a shower room and a fitted kitchen. A south-facing balcony and a cellar complete this property. The apartment, in need of renovation, benefits from great amenities: individual heating, individual hot water, elevator, double glazing and an armoured door ensuring total security. Ideally located, you will be won over by its location and its potential. Do not hesitate to contact us for more information.

### Legal information

525 000 € fees included

5,85% VAT of fees paid by the buyer

(496 000 € without fees), well

condominium, annual current expenses

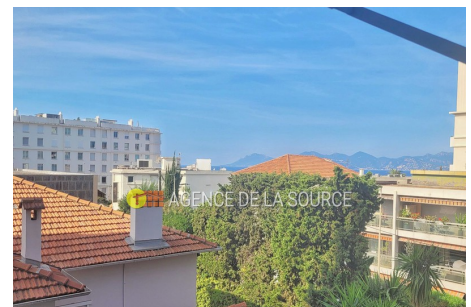
2 040 € (170 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

Document non contractuel - 17/09/2024



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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