



370 000 €

For sale apartment

3 rooms

Surface : 68 m²

Surface of the living : 26 m²

Year of construction : 1958

Exposition : Est ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

370 000 € fees included

5,71% VAT of fees paid by the buyer (350 000 € without fees), well condominium (244 lots in the condominium), annual current expenses 2 460 € (205 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Apartment 2494 Cannes

Basse Californie area. Gated community, a 10-minute walk to the seaside, Croisette and Palm Beach areas, and close to local shops. 2-bedroom flat, initially built as a 3-bedroom flat, consisting of a separate kitchen, two beautiful bedrooms and a pleasant balcony, offering lovely views of the gardens and the Orthodox church. The apartment needs a full refurbishment and would then be suitable as a main or secondary residence, as well as for rental investment. This property comes with a cellar. Information and viewings: Marc REVEL - Agent Commercial EI.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 910 and 1230 € (reference year 2024)
Document non contractuel - 18/10/2024



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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