



629 000 €

For sale appartement de caractère

3 rooms

Surface : 68 m²

Surface of the living : 22 m²

Year of construction : 1920

Exposition : Sud ouest

View : Mer

Hot water : Individuelle

Inner condition : good

Standing : bourgeois

Building condition : good

Features :

fireplace, double glazing, gated, calm,
residential, visitor parking

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

Legal information

629 000 € fees included

5,71% VAT of fees paid by the buyer
(595 000 € without fees), well
condominium (13 lots in the condominium),
annual current expenses 2 556 €
(213 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr



Appartement de caractère Cannes

Charming 3-room apartment of character, located in the prestigious CALIFORNIE district in Cannes, in a bourgeois building dating from 1920. This original 68 m² apartment offers a 22 m² living room, two bedrooms, a bathroom and an equipped American kitchen. Located on the 1st and last floor, it also benefits from a private garden at the foot of the building. Facing South-West, it benefits from a sea and greenery view and exceptional brightness. It also has two terraces for a total surface area of 16 m² and a cellar. A garage converted into a studio is part of the lots sold. The interior is in good condition with a beautiful fireplace and double glazing. All in a secure, quiet and residential residence including visitor parking. Individual heating and hot water.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1538 and 2080 € (reference year 2021)
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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