

629 000 €

For sale appartement de caractère

3 rooms

Surface : 68 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

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

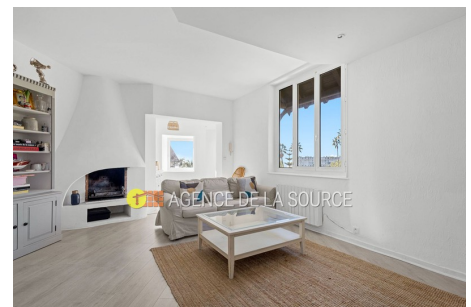
[georisques.gouv.fr](http://georisques.gouv.fr)



## 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 m<sup>2</sup> apartment offers a 22 m<sup>2</sup> 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 m<sup>2</sup> 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)  
Document non contractuel - 27/12/2024



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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