



1 880 000 €

For sale appartement de prestige

3 rooms

Surface : 61 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Year of construction : 1961

Exposition : Est

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning, Conciergerie

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

1 880 000 € fees included

4,16% VAT of fees paid by the buyer

(1 805 000 € without fees), well

condominium(160 lots in the

condominium), annual current expenses

3 276 €(273 € 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 prestige 2509 Cannes

LA CROISSETTE, on a high floor in a secure and guarded residence of high standing! Privileged location of 1st choice in the direct vicinity of the Palais des congrès and the rue d'Antibes, bright 3P crossing of 69m<sup>2</sup> of living space including 61.12m<sup>2</sup> Carrez completely renovated and equipped with high-end services. Living room/kitchen 27m<sup>2</sup> on comfortable terrace offering a superb view of the gardens of the residence and the sea, two beautiful bedrooms each with its own bathroom. A cellar and a garage complete this beautiful apartment fully equipped with taste and refinement. Guaranteed to be a hit with this property with strong seasonal and conference rental potential! Information and visits: Marc REVEL - EI Commercial Agent.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 621 and 841 € (reference year 2023)  
Document non contractuel - 27/12/2024



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