



255 000 €

For sale apartment

3 rooms

Surface : 64 m²

Surface of the living : 25 m²

Year of construction : 1975

Exposition : Sud nord

View : Dégagée

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, armored door, residential, electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

Legal information

255 000 € fees included

6,25% VAT of fees paid by the buyer (240 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 1 320 € (110 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Apartment 2497 Le Cannet

Le Cannet - Rocheville, on a high floor (5th out of 6) in a well-kept residence in the immediate vicinity of the Grand Place and the Saint Charles church, comfortable and bright 3-room apartment of 64.60m². Beautiful living room of 25m² with open fitted kitchen and 2 bedrooms on terraces each offering beautiful unobstructed views of the hills and the sea, bathroom with window, separate toilet. Apartment in very good general condition, fully equipped and air-conditioned. Sold with secure underground parking and adjoining cellar. Ideal location close to all shops, buses, schools, Medical Center Very good opportunity for a main residence or rental investment! Information and visits: Nathalie Kehde - El Commercial Agent.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1536 and 2078 € (reference year 2023)
Document non contractuel - 18/10/2024



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